



Kim & Nigel Cowles

contact@mamaisonfrancaise.com  
+33 (0)6 73 89 73 09

mamaisonfrancaise.com

**Reference:** N13135E  
**Location:** Deux-Sèvres(79) - Vasles  
**Type:** Bungalow  
**Setting:** Village  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Habitable:** 112 m2  
**Land size:** 919 m2  
**Condition:** 1st class condition  
**Year built:** 2004  
**Heating:** Electricity  
**Shops:** 0 Km  
**Pool:** Yes  
**Outbuildings:** No



A beautifully maintained detached villa in immaculate condition with heated pool and mature gardens offering spacious and light 3bed/2bath accommodation, perfect for a permanent or holiday home.

In a private park of 40 similar, well maintained, properties this villa is offered in immaculate condition with double glazing, electric underfloor heating, vaulted ceiling, tiled floors and feature fireplace.

Covered porch leading to entrance hall with useful cupboard, cloakroom with wc and hand wash basin. Open plan living area with vaulted ceiling, triple aspect around the feature fireplace, the french doors to the side lead to the terrace. Kitchen opens off the living area and is well fitted with a good range of wall and base units and includes a dishwasher, oven, electric hob, extractor, window overlooking the terrace. Master bedroom has an en-suite shower room. Bedroom 2 has a french door to the terrace. Bedroom 3 has a window to the side. Bathroom has a bath, separate shower, sink, wc, heated towel rail and is tiled.

The property is sold fully furnished ready for use.

Outside is a useful storage area attached to the house where the water heater and pump room are found. The gardens are mature, with fan trained apple trees, and surround the house. The heated pool has a paved terrace. A charging point for an electric car is available.

In the village itself there is a seasonal restaurant, store selling regional products and the golf club house which welcomes all.

5km from Vasles and Menigoute with their restaurants, bars, bakery and convenience stores. The large towns of Parthenay and St Maixent L'École with large supermarkets are 30 minutes away. Just 45 minutes to Niort and Poitiers with it's airport and TGV station. 10 minutes drive to the A10.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 195 175€ \*

(\* Les honoraires de l'agence sont à la charge du vendeur)

Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : <http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€195,175

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

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RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



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