



Kim & Nigel Cowles

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

mamaisonfrancaise.com

**Reference:** N121E  
**Location:** Deux-Sèvres(79) - Les Forges  
**Type:** Apartment  
**Setting:** Village  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Habitable:** 85 m2  
**Land size:** 84 000 m2  
**Condition:** 1st class condition  
**Year built:** 1990  
**Heating:** Oil  
**Shops:** 0 Km  
**Pool:** Yes  
**Outbuildings:** No



Superb 2 bed duplex apartment in the grounds of a chateau with swimming pool and tennis courts adjacent to a 27 hole golf course.

This apartment was converted in the 1990s from the stables of a superb chateau retaining the original style.

Communal entrance hall shared with one other apartment. Enter into the fully fitted kitchen with integrated fridge, microwave, dishwasher, hob and extractor, tiled floor, door leads out to private patio (7 x 3.5m) and a dumb waiter lift. Stairs up to open plan living/dining room, tiled floor, windows to both aspects with far reaching views and feature fireplace gives a focal point to this light and spacious room.

Two double bedrooms with tiled floors. Family bathroom with separate shower. and toilet This property is sold fully furnished and ready to move into.

The grounds are approx. 84 000m<sup>2</sup> and are owned by the 27 owners who have apartments here. There is a large swimming pool, 2 tennis courts and common areas within the chateau that are shared by the owners. The golf course is a one minute walk away and is 27 holes with a clubhouse.

A superb opportunity to own a stunning apartment with all the upkeep taken care of. Enjoy it for yourself or rent it out to holidaymakers with a sporting interest.

It is sold fully furnished ready to move in.

Charges around 1850C per quarter

There is a bio shop, restaurant and the golf course with bar/restaurant all within walking distance. The towns of Vasles and Menigoute are 5km away each with a small supermarket, shops, bars and restaurants. The historic city of Poitiers is 30 mins with international airport and TGV station

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1760 EUR et 2420 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). \* PERFORMANCE ENERGETIQUE 257 kWh/m2/an EMISSION DE GAZ 77 kgCO2/m2/an

DPE - 25/02/2022

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

TTC Prix affiché : 89 990C \*

(\* 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 DE L'IMMOBILIER, immatriculée au RCS Epinal sous le numéro 929 012 722 (sans détention de fonds)

Selon l'article L.561.5 du Code Monétaire et Financier, pour l'organisation de la visite, la présentation d'une pièce d'identité vous sera demandée.

€89,990

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

En collaboration avec

LES PROFESSIONNELS IMMO  
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



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