



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



A spacious and well-presented two-bedroom duplex apartment set within the grounds of an established château estate in Les Forges. Surrounded by landscaped grounds and with access to a recently refurbished swimming pool, tennis courts and a 27-hole golf course, this property offers an attractive blend of lifestyle and investment potential.

Fully furnished and ready for immediate use, it is ideally suited as a holiday home, rental opportunity, or low-maintenance countryside retreat.

#### Accommodation

Bright open-plan living and dining area with feature fireplace  
Fully fitted kitchen with integrated appliances  
Two generous double bedrooms  
Family bathroom with separate shower  
Private terrace (approx. 7m x 3.5m)  
Character features including exposed beams  
New black out blinds throughout  
New mosquito blinds throughout  
Dumbwaiter to bring food upstairs from the kitchen, if of course you aren't using the private terrace  
Coffee station on first floor  
Fibre optic broadband throughout the estate

#### Key Features

Located on a chateau property. Full use of all of the chateau amenities and ground floor of the chateau itself which is a beautiful conservatory, terrace with a kitchen area and a pool table.  
A recently refurbished swimming pool (2026) with upgraded pool house and new solar-powered showers  
Tennis courts in chateau estate and 27-hole golf course with clubhouse opposite  
Fully furnished – turnkey opportunity  
Bio farm shop next door as well as a bar / restaurant  
Approx. 85m<sup>2</sup> internal space  
Suitable for personal use or rental income  
Attractive entry price for a gorgeous lifestyle property in France

#### Location

Situated in the village of Les Forges in Deux-Sèvres:

Walking distance to golf clubhouse, farm shop, bar and restaurant  
Approx. 5km to local amenities in Vasles and Ménigoute  
Approx. 30 minutes to Poitiers (TGV and airport access)

#### Ownership & Running Costs

The property forms part of a managed co-ownership estate.

Service charges: approximately €1,800 per quarter  
(based on recent actual running costs; budgeted circa €1950 per quarter with annual year end rebates each year over past couple of years bringing cost

€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

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N° RSAC 501 955 470



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