



Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N12357
Location: Deux-Sèvres(79) - Les Forges
Type: Apartment
Setting: Village
Bedrooms: 2
Bathrooms: 2
Habitable: 104 m2
Land size: 84 000 m2
Condition: 1st class condition
Year built: C19th
Heating: Oil
Shops: 0 Km
Pool: Yes
Outbuildings: No



Superb ground floor 2 bed /2 bath apartment in a chateau with swimming pool and tennis courts adjacent to a 27 hole golf course.

Enter the château into the magnificent hall with the original stone staircase and double doors into the shared conservatory overlooking the pool. The apartment has double entrance doors which open into a wide hallway with parquet flooring, wood panelling to walls and high ceilings with plaster work. which feature throughout the property. The salon is accessed via double doors from the hall and has a oak floor, marble fireplace, wood panelling, built in original glazed cupboard, 2 windows to the front and one to the side. Fully fitted kitchen with wood floor, marble fireplace, quality units with granite worktops and built in quality appliances. Dining room or bedroom 2 has a french door to the side, marble fireplace, wood floor and panelling. Shower room off with toilet. Bedroom with wood floor, wood panelling and window to the front. Bathroom with separate shower. Useful WC.

The grounds are approx. 84 000m² 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 & resident English speaking professional.

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.

Approximate running costs are 15 000€ per annum based on current occupancy levels to include utility bills and upkeep and maintenance of all common areas.

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 3100 EUR et 4240 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 357 kWh/m2/an EMISSION DE GAZ 111 kgCO2/m2/an

Date du DPE 11/05/2023.

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

TTC Prix affiché : 139 990€ *

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

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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.

€139,990

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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