



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N329E
Location: Deux-Sèvres(79) - Les Forges
Type: Orangerie
Setting: Village
Bedrooms: 2
Bathrooms: 2
Habitable: 65 m2
Land size: 84 000 m2
Condition: Ready to move in
Year built: 1990
Heating: Oil
Shops: 0 Km
Pool: Yes
Outbuildings: No



Superb 2 bed 2 bath orangerie in the grounds of a chateau with swimming pool and tennis courts adjacent to a 27 hole golf course set in 84 000m2 of grounds. The orangerie was relocated from Saintes and used as the reception for the golf course.

The double aspect living/dining room has a feature fireplace, tiled floor, many windows and has a high ceiling. The kitchen is fully fitted with an oven, hob and fridge. The master bedroom has windows to the front, tiled floor, beams and an en-suite bathroom with window to the front, bath with shower over, sink and WC. The second bedroom has windows to the side and rear, built in storage cupboard and an en-suite shower room. The gardens are mainly laid to lawn and surround the house on three sides with a terrace to the front and rear.

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.

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.

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 2500 EUR et 3450 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 310 kWh/m2/an EMISSION DE GAZ 97 kgCO2/m2/an

DPE - 25/07/2025

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 99 950€ *
(* 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)

€99,950

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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