



Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N407E
Location: Deux-Sèvres(79) - Les Forges
Type: Bungalow
Setting: Village
Bedrooms: 3
Bathrooms: 2
Habitable: 100 m2
Land size: 561 m2
Condition: Ready to move in
Year built: 2006
Heating: Electricity
Shops: 1 Km
Pool: Yes
Outbuildings: No



This modern 3 bedroomed fully furnished villa, with exposed beams and large covered terraces adding charm and character, will be equally appealing as your holiday home, your permanent residence, your holiday rental property or, for golfers - your paradise! Just bring your suitcase!

The property comes fully furnished and ready to move into. Set on 561 m² of private, enclosed, landscaped gardens, it is located in a beautiful Villa Park, close to the superb 27 hole Chateau Des Forges Golf Club in the scenic Poitou Charentes region.

This 100m² house with 32m² of covered terrace and a further 22m² of open terrace was completed in 2006. It consists of a large, bright, 43m² open plan living/dining room with exposed beams, and 2 sets of French doors leading to the covered terrace, a fully fitted kitchen with built-in oven, induction hob and cooker hood, fridge-freezer, dish-washer, separate storage cupboard.

Inner hallway, giving access to 2 large double bedrooms, 14m² and 11m², (1 with French doors and full en-suite bathroom), 1 single bedroom, 7.5m², (or study), shower room and separate toilet. There is also a further, large storage cupboard. All rooms have electric heating.

Outside it is fully landscaped, paved and gravelled with large lawn, shrubs and trees, barbeque, outside lights, electric sockets and water tap.

This private and secure park is beautifully landscaped and has a large swimming pool, children's pool, and play area.

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'Ecole with large supermarkets are 30 minutes away. Just 45 minutes to Niort and Poitiers with it's airport and TGV station.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1640 EUR et 2250 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 236 kWh/m2/an EMISSION DE GAZ 7 kgCO2/m2/an

Date du DPE 18/09/2025

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

TTC Prix affiché : 154 425€ *

(* 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)

€154,425

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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