



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N425E
Location: Deux-Sèvres(79) - Les Forges
Type: Apartment
Setting: Village
Bedrooms: 1
Bathrooms: 1
Habitable: 68 m2
Land size: 84 000 m2
Condition: 1st class condition
Year built: C19th
Heating: Oil
Shops: 0 Km
Pool: Yes
Outbuildings: No



Superb 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. All the accommodation is on the ground floor. Enter into the large and bright lounge with large window and French doors to a paved terrace to the rear overlooking the château, feature fireplace, tiled floor, which continue throughout. and door to the front courtyard There is a corner kitchen recently refitted with integrated hob, extractor, dishwasher, microwave oven and fridge, the work surfaces are granite and there is an island for extra working space. Plenty of room for a dining table. Walk in cupboard. Master bedroom with window overlooking the rear terrace. Spacious bathroom recently refitted with large shower, sink, wc and window to the front.

The rear terrace is large and overlooks the château and the gardens beyond.

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, conservatory with pool views 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.

It is sold fully furnished ready to move in.

Charges around 1635€ 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. The coast is 80 minutes drive

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1940 EUR et 2670 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 242 kWh/m2/an EMISSION DE GAZ 63 kgCO2/m2/an

Date du DPE 17/12/2025.

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

TTC Prix affiché : 79 950€ *

(* 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)

€79,950

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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