Kim & Nigel Cowles

contact@mamaisonfrancaise.com
+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference:	N701
Location:	Deux-Sèvres (79) - Les Forges
Type:	Bungalow
Setting:	Village
Bedrooms:	2
Bathrooms:	2
Habitable:	77 m2
Land size:	356 m2
Condition:	1st class condition
Year built:	2006
Heating:	Electric
Shops:	1 Km
Pool:	Yes
Outbuildings:	No

Well maintained two bedroom/two bathroom, fully furnished, Villa, constructed in 2007 with a garden offering privacy is located on an exclusive park with communal swimming pool just I km from Chateau Des Forges 27 hole Golf Club in the Poitou-Charente Region of France.

Having an open plan lounge/dining/kitchen with exposed beams. vaulted ceiling and insert wood burning stove in a feature fireplace. The kitchen has a built-in dishwasher, oven, hob, cooker hood and fridge/freezer. Wide glass doors open directly onto the gardens, filling the space with natural light.

Two double bedrooms, one having an en-suite bathroom and direct access to the garden, plus a family shower room, and a store room with space for a washing machine.

There is a large covered terrace and open patios.

Electric wall heaters . The quality furniture is included in the sale.

The pretty gardens are mature being mainly laid to lawn with mature hedging and shrubs. It is convenient to the large communal swimming pool.

Facilities on site include a large swimming pool with changing facilities, plus a full time Manager. A letting programme is available for those who wish to let during the summer months.

Village has a bio shop and restaurant. 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. The A10 motorway is 15 minutes drive.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1270 EUR et 1780 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 195 kWh/m2/an EMISSION DE GAZ 7 kgCO2/m2/an

Date du DPE 20/10/2026

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 135 000€ *
(* 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.georiques.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)

€135,000

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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