



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N698
Location: Deux-Sèvres(79) - Les Forges
Type: House
Setting: Village
Bedrooms: 3
Bathrooms: 2
Habitable: 115 m2
Land size: 4 000 m2
Condition: 1st Class Condition
Year built: 1998
Heating: Oil
Shops: 0 Km
Pool: No
Outbuildings: Yes



This immaculate property is in the heart of the village of Les Forges with a bio shop, 27 hole golf course, church, château and restaurant. It has a courtyard to the front and large garden to the rear.

Enter into the hallway with tiled floor, useful store cupboard and separate toilet. The double aspect lounge has a feature fireplace, tiled floor, window to the front, french doors and window to the rear, beams and stairs up to first floor. The lounge opens into the breakfast kitchen which has a french door to the rear, window to the side, tiled floor, the kitchen is fully fitted with a built in oven, induction hob, extractor, microwave, dishwasher and fridge freezer.

On the first floor the landing has a store cupboard and a laundry room. The master bedroom has a window to the rear carpet, high sloping ceiling, walk in storage cupboard, shower room with a storage mezzanine above. Two further double bedrooms, each with a window to the front and high sloping ceilings. Shower room and separate toilet.

To the rear of the property is a gravelled terrace leading to the lawned gardens with hexagonal shed with power and light. The gardens of around 3 000m2 extend into the woodland and often deer visit. To the front of the property is a paved courtyard shared with the neighbour (who has another entrance so rarely uses it) with a 5m2 storage room with concrete floor, power and lights. There is an area of shared garden and parking spaces to the front again shared with the neighbour.

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 1890 EUR et 2610 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 178 kWh/m2/an
EMISSION DE GAZ 7 kgCO2/m2/an

DPE - 15/10/2026

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

TTC Prix affiché : 179 983€ *

(* 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)

€179,983

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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