

Modern 2 bedroom, 2 bathroom Villa on a gated complex with pool and amenities, close to 27 hole golf course

EXCLUSIVE



## INFORMATION

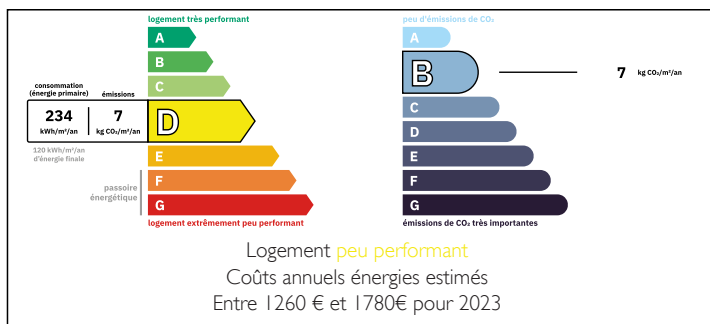
Town:	Les Forges
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	76 m2
Plot Size:	706 m2

## IN BRIEF

\*\*\*Offer Accepted\*\*\* This charming single-storey villa offers 2 spacious bedrooms and 2 modern bathrooms, located within a well maintained holiday complex featuring excellent shared facilities, including a large swimming pool, Pétanque area, and a children's playground. The communal areas are cared for through a co-ownership scheme, ensuring year-round upkeep.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Set on a generous double plot with beautifully mature gardens, the property boasts private parking, a covered terrace complete with a BBQ area and wood store, perfect for outdoor living. Inside, you'll find an inviting 40m<sup>2</sup> open-plan living, kitchen, and dining space with a cozy wood burner, vaulted ceilings, and glass doors that flood the room with light and open directly onto the garden.

The master bedroom also has direct garden access and its own private en-suite bathroom, while the spacious second bedroom is conveniently located next to the main shower room.

In addition to the on-site facilities, the villa is ideally situated close to a fantastic 27-hole golf course offering a restaurant, tennis courts, swimming pool, and a driving range—ideal for sports enthusiasts and leisure seekers alike.

The villa is offered fully furnished, making it an ideal turn-key holiday home or rental investment.

Les Forges is a small hamlet with a bar/restaurant and farm shop and approx 40 minutes from Poitiers which has excellent rail links to Paris and airport with direct flights to the UK. La Rochelle and the coast are approx. 1 hr 30 mins away

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES