

Ref: A40984CB79

Price: 152 200 EUR

agency fees to be paid by the seller

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



INFORMATION

Town: Les Forges

Department: Deux-Sèvres

Bed: 2

Bath: 2

Floor: 73 m²

Plot Size: 802 m2











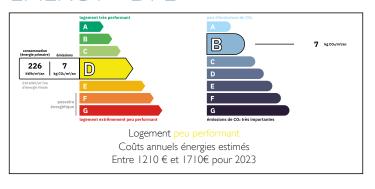


IN BRIEF

Set on a rare double plot within a beautifully maintained holiday complex, this stylish single-storey villa offers exceptional space and privacy. It features 2 double bedrooms, 2 modern bathrooms, and a bright 40m² open-plan living area with vaulted ceilings, wood burner, and doors opening onto the gardens. The master suite includes an en-suite and direct garden access, Outside, enjoy mature gardens, multiple seating areas, and a covered terrace perfect for outdoor living.

Residents benefit from shared amenities including a large swimming pool, Pétanque court, and children's playground. Located in the peaceful hamlet of Les Forges, close to a 27-hole golf course and just 40 minutes from Poitiers and I hour 30 minutes from La Rochelle, this villa offers comfort, space, and tranquillity in an idyllic setting.

ENERGY - DPE



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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.





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LOCAL TAXES

Taxe foncière: 471 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Spacious Two-Bedroom Villa on a Rare Double Plot within a Holiday Complex

Set on an exceptional double plot , this elegant single-storey villa combines modern comfort with a wonderful sense of space . Offering 2 double bedrooms and 2 stylish bathrooms, it's ideal as a permanent residence, holiday home, or investment property.

The villa enjoys a prime position within a well-maintained holiday complex, where residents have access to excellent shared amenities including a large swimming pool, Pétanque court, and children's playground—all impeccably cared for through a co-ownership arrangement.

Inside, the generous 40m^2 open-plan living area features vaulted ceilings, a cozy wood-burning stove, and wide glass doors that open directly onto the garden, filling the home with natural light. The modern kitchen and dining area are thoughtfully designed for comfort and functionality, making entertaining effortless.

The master bedroom includes a private en-suite bathroom and direct garden access, while the second bedroom and family bathroom provide comfortable accommodation for guests.

Outdoors, the villa truly stands out, positioned on a sought after double plot offering ample room for further landscaping or potential extensions (subject to permissions). The generous outdoor space provides endless opportunities for relaxation and recreation.

Located in the tranquil hamlet of Les Forges, just minutes from a superb 27-hole golf course with restaurant, tennis courts, and swimming pool, the property offers the perfect balance of leisure and serenity. Poitiers—with TGV connections to Paris and flights to the UK—is around 40 minutes away,

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