

Spacious two-bedroom detached house with character backing onto 27 hole golf course.



INFORMATION

Town:	Les Forges
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	104 m2
Plot Size:	1059 m2

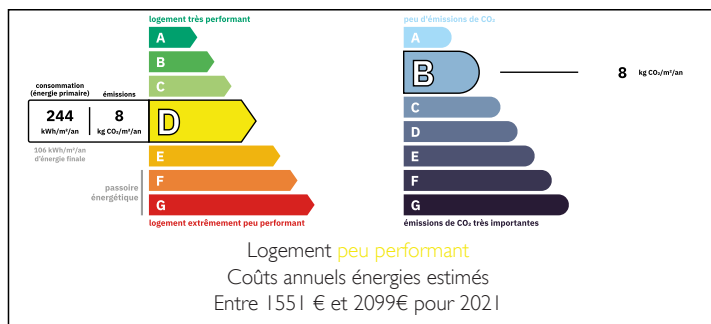
IN BRIEF

Located in the centre of Les Forges this attractive property would make a great holiday home or permanent family residence. In terms of amenities, Les Forges itself boasts both a bar & grill and a farm shop whilst for other day to day needs Vasles is only a few minutes away by car. Within a minute or two's stroll of a superb 27 hole year round golf course with attached pool and restaurant, it would be a terrific rental property. Outside the garden is spacious but manageable with a garage and other outbuildings. There is also separate access at the rear leading to a large workshop.

The property is just off the resort itself so there is no ground rent to pay.



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

INSIDE:

Kitchen/Living roomr 37m²

Entrance hall 15m²

Bedroom 20m²

Bedroom 20m²

Two shower rooms with WC

Storage room

OUTSIDE:

Conservatory

Enclosed garden

Garage

Workshop

Other outbuildings

The property is connected to mains drainage

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

LOCAL TAXES

Taxe fonci  re: **643 EUR**

Taxe habitation: **EUR**

NOTES