

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

EXCLUSIVE



INFORMATION

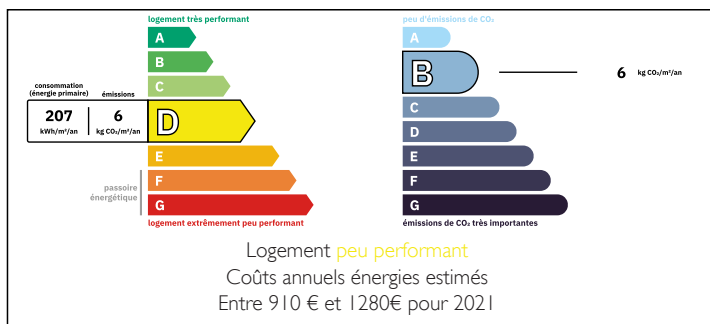
Town:	Les Forges
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	76 m2
Plot Size:	435 m2

IN BRIEF

This delightful single-storey villa features 2 generously sized bedrooms and 2 contemporary bathrooms. Situated within a beautifully maintained holiday complex, it offers access to a range of excellent shared amenities, including a large swimming pool, a Pétanque court, and a children's playground. The communal areas are meticulously cared for through a co-ownership arrangement, ensuring they remain in pristine condition throughout the year.



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 single plot with beautifully mature gardens, this charming single-storey villa offers an ideal blend of comfort, functionality, and style. It features a covered terrace with a BBQ area, bar and wood store—perfect for relaxed outdoor living in all seasons.

Inside, you'll find a bright and spacious 40m² open-plan living, kitchen, and dining area with vaulted ceilings, a cozy wood burner, and large glass doors that open directly onto the garden, filling the space with natural light. The villa offers two well-proportioned bedrooms and two modern bathrooms, including a master suite with en-suite and direct access to the garden. A dedicated study area adds valuable flexibility—ideal for remote working or quiet retreat.

The property is part of a well-kept holiday complex that includes shared access to a large swimming pool, Pétanque court, and a children's playground, all maintained year-round through a co-ownership scheme.

Located just minutes from a superb 27-hole golf course with a restaurant, tennis courts, swimming pool, and driving range, this villa is perfect for both active lifestyles and laid-back leisure.

The villa is situated in the peaceful hamlet of Les Forges, which offers a local bar/restaurant and farm shop, and is approximately 40 minutes from Poitiers (with TGV connections to Paris and flights to the UK), and around 1 hour 30 minutes from La Rochelle and the Atlantic coast.

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

LOCAL TAXES

Taxe foncière: 471 EUR

Taxe habitation: EUR

NOTES