

Fully furnished, modern, turnkey property. 2 bedrooms, 2 bathroom Villa on a gated complex with shared pool

EXCLUSIVE



## INFORMATION

Town:	Les Forges
Department:	Deux-Sèvres
Bed:	2
Bath:	2
Floor:	73 m <sup>2</sup>
Plot Size:	802 m <sup>2</sup>

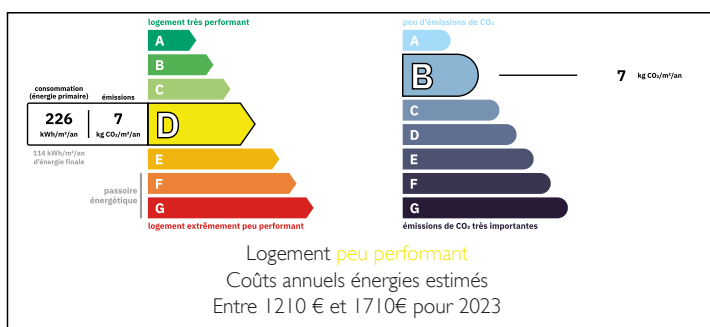
## IN BRIEF

Set on a rare double plot within a beautifully maintained holiday complex, this stylish single-storey villa offers exceptional space and privacy. The property has a modern solid oak kitchen and decorated and furnished to a high standard. It features 2 double bedrooms, 2 modern bathrooms, and a bright 40m<sup>2</sup> 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 1 hour 30 minutes from La Rochelle, this villa offers comfort, space, and tranquillity...



## 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.



## DESCRIPTION

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

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.

Evidently well cared for, the property is presented to a high standard throughout, with a well-maintained exterior.

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<sup>2</sup> 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 fully fitted oak kitchen comes with built-in oven, hob, fridge-freezer and dishwasher, with the dining area thoughtfully located 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. An enlarged and widened driveway gives easy access to the property.

Located in the tranquil hamlet of Les Forges, just

## LOCAL TAXES

Taxe foncière: 471 EUR

Taxe habitation: EUR

## NOTES