

Exceptional 3-bedroom golf villa on one of the finest double plots at Les Forges with extended terrace

EXCLUSIVE



INFORMATION

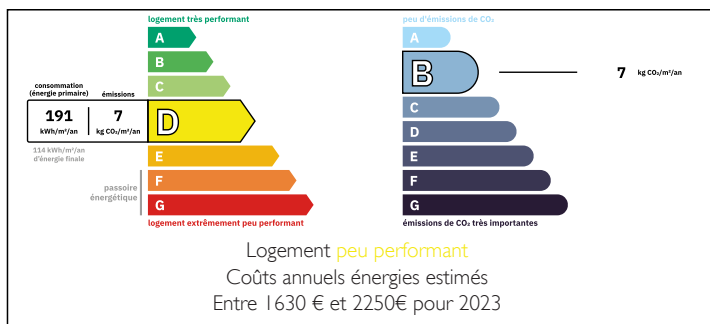
Town:	Les Forges
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	948 m2

IN BRIEF

*** Offer Accepted *** Occupying what is arguably one of the best positions within the sought-after Les Forges Bois Senis complex, this beautifully presented single-storey villa sits on a generous double plot with mature gardens, offering exceptional privacy and outdoor space. The spacious 40m² open-plan living area features vaulted ceilings, a wood burner and large patio doors opening onto an extended covered terrace, creating the perfect setting for indoor-outdoor living. The property offers three bedrooms, two bathrooms, access to a large communal swimming pool, children's play area and pétanque court, and is just a short walk from the popular 27-hole golf course with restaurant, tennis courts and driving range. Whether you're looking for a permanent home, holiday retreat or investment property, this villa offers an outstanding lifestyle in the heart of rural France.

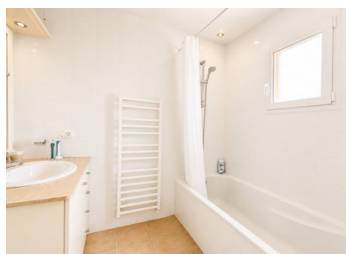


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 471 EUR

NOTES

DESCRIPTION

Occupying one of the most desirable plots within the popular Les Forges Golf Estate, this attractive single-storey villa enjoys an enviable position on a generous double plot with beautifully established gardens, offering a level of privacy and outdoor space rarely found on the estate.

Designed to make the most of its peaceful surroundings, the property features an extended covered terrace overlooking the gardens, creating an exceptional outdoor living area for dining, relaxing or entertaining throughout the year. The adjoining barbecue area and wood store further enhance the lifestyle this property offers.

Inside, the villa is centred around a bright and spacious 40m² open-plan living, dining and kitchen area. Vaulted ceilings with exposed timber trusses create a wonderful sense of space, while the wood-burning stove provides a cosy focal point during the cooler months. Large patio doors flood the room with natural light and seamlessly connect the living space to the terrace and gardens.

The accommodation comprises three generous bedrooms, including a principal bedroom with en-suite bathroom and direct access to the garden. Two further double bedrooms are served by a modern family shower room, making the property equally suitable for family holidays, visiting guests or full-time living.

Residents benefit from beautifully maintained communal grounds together with excellent shared facilities including a large swimming pool, children's playground and pétanque court, all managed through the co-ownership association.

Just a short stroll away is the 27-hole Les Forges Golf Course, offering a restaurant, tennis courts, driving range and additional leisure facilities....