

Charming 2-bed apartment in historic French chateau.



## INFORMATION

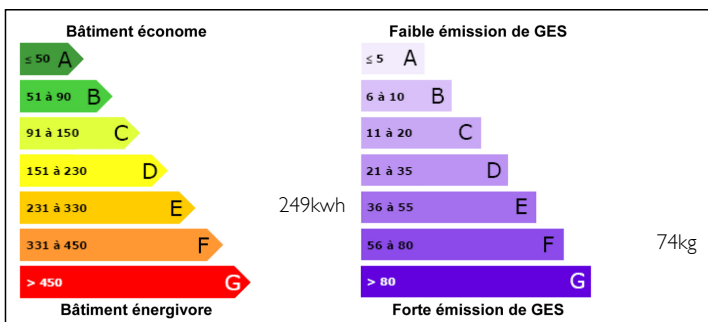
Town:	Les Forges
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	50 m2
Outside Space:	84000 m2

## IN BRIEF

Lovely 2-bed apartment with spacious bathroom, kitchenette in lounge/dining. Stunning pool views, serene setting, private. 27 hole golf course nearby. Access to shared pool, tennis courts, parkland. The Château offers communal areas with entertaining room, terrace, snooker. Private parking included. 20 miles to Poitiers: airport with flights to Stansted and TGV train station. La Rochelle 69 miles.

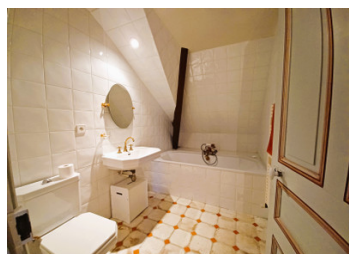


## ENERGY - DPE



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

Upon entering, a semi-open foyer leads to the dining-living room with a kitchenette. The open area offers delightful views of the park and swimming pool. To the left of the entrance is the bathroom. The main bedroom adjoins the open lounge. A wooden staircase ascends to a long, narrow mezzanine bedroom with a window overlooking the lounge and an exterior window.

Quarterly charges, based on the percentage of property grounds owned, are , approximately 1500 € per quarter.

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Co-owned building of 180 units

Provisional annual charges: 2700€

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

## LOCAL TAXES

Taxe foncière: 325 EUR

Taxe habitation: 357 EUR

## NOTES