

A lovely apartment in a Chateau within walking distance to a golf course and other amenities

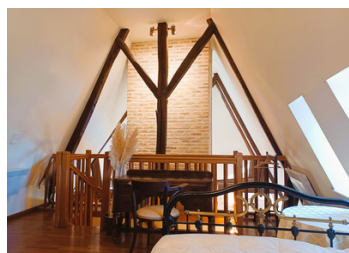


## INFORMATION

Town:	Les Forges
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	74 m2
Outside Space:	84000 m2

## IN BRIEF

This is a superb 2-bedroom apartment in a chateau. Bright and airy, full of character! There's a large living room with fireplace and corner kitchen, a pretty bathroom/showerroom and two bedrooms. Yes, it would be possible to live here permanently or to use it as a holiday house, and no, you don't have to cut the grass and the pool will be clean upon your arrival.

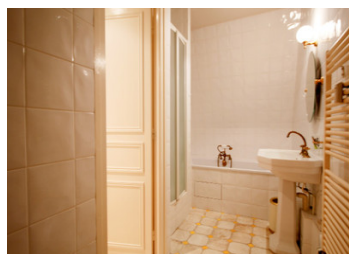


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 383 EUR**

## NOTES

## DESCRIPTION

The property in further detail :

This property lies on the 2nd and 3rd floor, accessible by stairs.

Entrance into the hallway (of 4 m<sup>2</sup>)

Living room (35 m<sup>2</sup>) with wooden parquet, beams, corner kitchen and fireplace.

The kitchen is equiped with a sink, oven, dishwasher and a fridge.

Bathroom (11 m<sup>2</sup>) with bath, shower and separate toilet

Master bedroom (12 m<sup>2</sup>)

Into the eaves lies the second bedroom of approximately 12 m<sup>2</sup>.

The total surface of the apartment covers approximately 74 m<sup>2</sup>.

The heating and the drainage are communal.

There's a large communal entertaining space with pool table and kitchen, a parc, tennis court, swimming pool, toilets, etc.

Within the vaulted cellars, accessible through spiral stone staircases lies a small private cellar area (approximately 2 m<sup>2</sup>) for storage.

More pictures and a video tour are available upon request.

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Co-owned building of 78 units  
Provisional annual charges: 5709€

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