

Charming 2 bedroom cottage with lovely garden and outdoor spaces.

EXCLUSIVE



INFORMATION

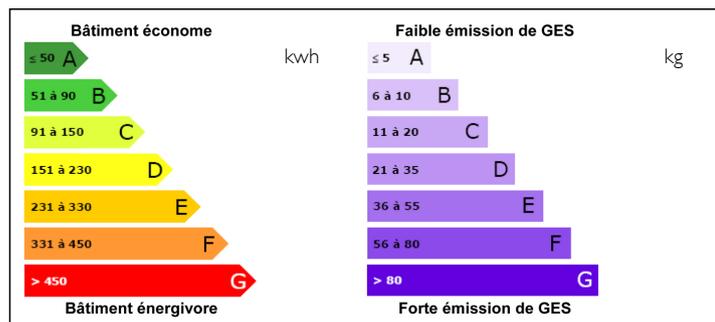
Town:	Les Forges
Department:	Deux-Sèvres
Bed:	2
Bath:	1
Floor:	86 m2
Plot Size:	1688 m2



IN BRIEF

This is a lovely property that has been used as a holiday home since its reconstruction. The garden is very pretty with many shrubs, flowers, mature fruit trees, grape vines. The summer kitchen/dining-room, and terraces on both sides of the house, and across from the summer kitchen, make it extremely pleasant for those who love to be outdoors. Indoors it is surprisingly spacious. Most rooms are pleasant, large and light. The downstairs bedroom has a whole wall of built-in closets, the office/studio has built-in shelves and is flooded with light. The garage could be used as a workshop, or even upgraded into an artist's studio or extra bedroom. Includes: 1 wood stove, 2 paraffin heaters, 1 electric fire Water management: Septic tank (requires 2nd pipe installed) Most windows are single glazed.

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

Situated in a hamlet near Les Forges, Deux-Sèvres, a village with a small organic farmers' shop and a beautiful 27 hole golf course and restaurant (<https://forges.bluegreen.com>). Vasles with all local shops and amenities is about 6km away. Poitiers (airport, TGV, A10 motorway is about 30 km away, and Parthenay with all desirable shops 25km away. The microclimate is influenced by the Atlantic coast and has pleasant summers and mild winters. The region has green river valleys and rural country side. The property has bucolic views.

One enters the property on the side - there are 2 doors, one into the lounge (26m²), the other through the summer kitchen/dining-room (25m²) into the inside kitchen. The summer kitchen has a sink, stove, fridge and gas barbeque.

The WC (1.2m²) and shower (5m²) are off the kitchen. There is a row of rooms - fitted kitchen (8m²), dining-room (15m²), lounge with woodburner, feature beams, and stairs (26m²). The downstairs bedroom with large built-in cupboard (8m²), and office/studio (7m²) are off of the lounge. There is a practical storage space behind the latter (2.6m²).

A steep staircase leads to the upper bedroom (25m²), and the attic (approx. 25m²), which is not very high, but could make a fabulous playroom/bedroom for children. Both have with fantastic beams.

The garden is L-shaped. (or T-shaped around the house. The garage has windows on both sides, and double and single doors. It would make a great workshop, studio, or even further living space/bedroom.

There is...

LOCAL TAXES

Taxe foncière: 238 EUR

Taxe habitation: 258 EUR

NOTES