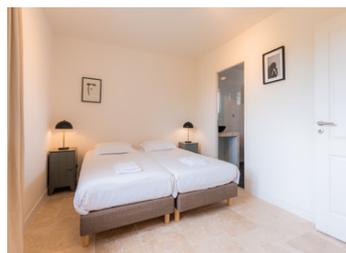


## Exquisite 3 bedroomed villa, close to golf course and premiere amenities



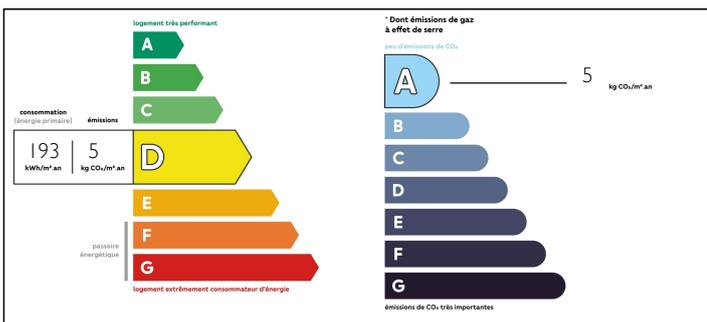
## INFORMATION

Town:	Les Forges
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	132 m <sup>2</sup>
Plot Size:	1416 m <sup>2</sup>

## IN BRIEF

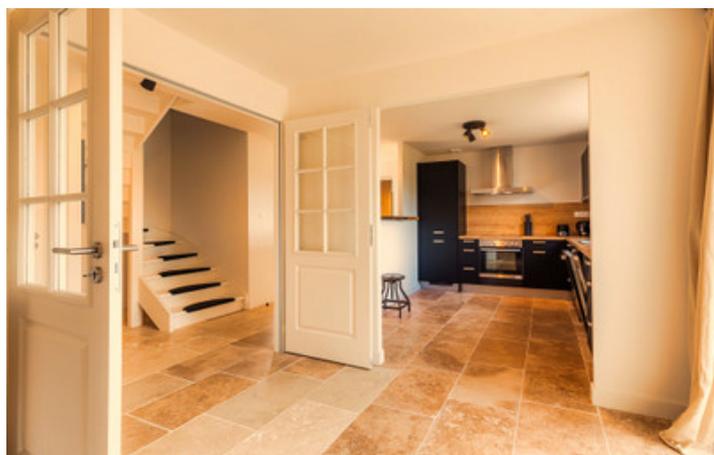
Step into the property through a grand portico into a spacious foyer. A bar connects to the kitchen, while double doors open to the lounge and dining area. Enjoy travertine floors and high ceilings in the lounge, leading to a large partially covered patio. The kitchen features modern appliances and stylish black cupboards. Downstairs, the master bedroom boasts an en-suite bathroom and a private terrace. Upstairs, find two more bedrooms, one with a balcony, and additional bathrooms.

## 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

The property is situated on a small development close to the golf course at Les Forges 79340

The villa is part of a community that has free access to a tennis court. There is a large swimming pool close to the property that residence can use for an annual fee

The property layout is as follows:

### GROUND FLOOR

Portico: 3.63 m<sup>2</sup>

Entrance: 9.2 m<sup>2</sup>

Kitchen: 9.59 m<sup>2</sup> with 1.2 m. long counter

Open Lounge-Dining-Room: 43.23 m<sup>2</sup>

Bedroom 1: 17.01 m<sup>2</sup>

Covered Terrace: 9.21 m<sup>2</sup>

Bathroom: 7.24 m<sup>2</sup>

WC & sink: 1.4 m<sup>2</sup>

Pantry: 6.54 m<sup>2</sup>

### UPSTAIRS

Bedroom 2: 11.72 m<sup>2</sup>

Covered Balcony: 5.78 m<sup>2</sup>

Bedroom 3: 12.32 m<sup>2</sup>

Ensuite Shower room: 4.95 m<sup>2</sup>

Shower Room: 4.95 m<sup>2</sup>

Generous Drive with Parking

Covered Car Park: 17.33 m<sup>2</sup>

Additional plots of land behind the property can be purchased to extend the garden.

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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: **842 EUR**

## NOTES