

**Reference:** N10349E  
**Location:** Deux-Sèvres(79) - Les Forges  
**Type:** Apartment  
**Setting:** Village  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Habitable:** 90 m2  
**Land size:** 84 000 m2  
**Condition:** 1st class condition  
**Year built:** C19th  
**Heating:** Oil  
**Shops:** 5 Km  
**Pool:** Yes  
**Outbuildings:** No



Superb 2 bed apartment in the grounds of a chateau with swimming pool and tennis courts adjacent to a 27 hole golf course.

This apartment was converted in the 1990s from the stables of a superb chateau retaining the original style.

Communal entrance hall shared with one other apartment. Enter into the fully fitted kitchen with integrated fridge, microwave, dishwasher, hob and extractor, tiled floor, door leads out to private patio (7 x 3.5m). Stairs up to open plan living/dining room, tiled floor, windows to both aspects with far reaching views and feature fireplace gives a focal point to this light and spacious room.

Two double bedrooms with tiled floors. Family bathroom with separate shower. This property is sold fully furnished and ready to move into.

The grounds are approx. 84 000m<sup>2</sup> and are owned by the 27 owners who have apartments here. There is a large swimming pool, 2 tennis courts and common areas within the chateau that are shared by the owners. The golf course is a one minute walk away and is 27 holes with a clubhouse & resident English speaking professional.

A superb opportunity to own a stunning apartment with all the upkeep taken care of. Enjoy it for yourself or rent it out to holidaymakers with a sporting interest.

The energy estimation cannot be produced owing to a lack of appropriate data that conforms to the "arrêté du 15 septembre 2006 relatif au doe".

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 86 500€ \*

(\* Les honoraires de l'agence sont à la charge du vendeur, nv = 80 000€)

Tel : 06 73 89 73 09 E-mail : kim@allez-francais.com

€86,500

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

Siret No 501 955 470 00015

