

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

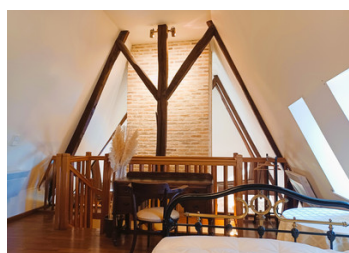


## INFORMATION

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.

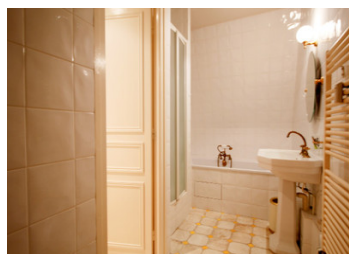


## ENERGY - DPE



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 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.

-----

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

-----

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

## LOCAL TAXES

**Taxe foncière: 383 EUR**

## NOTES