

Villa: 3 bed, 2bath, with charming garden, terrace, parking spot, close to common pool and golf course

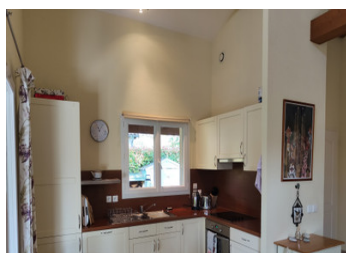


INFORMATION

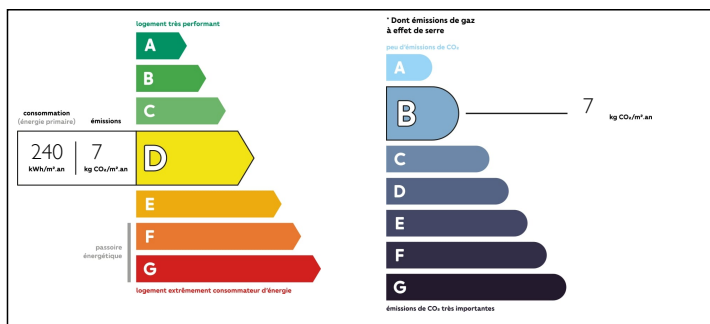
Town:	Les Forges
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	383 m2

IN BRIEF

Discover the perfect retreat for golf enthusiasts and those seeking a serene lifestyle with access to a beautiful pool in the idyllic community of Le Bois Senis. This pretty golf villa offers a harmonious blend of comfort, peace and quiet, and access to world-class golfing facilities. Situated amidst picturesque landscapes, this property presents a remarkable opportunity to indulge in the beauty of nature while enjoying modern amenities and a refined living experience. This easy to care for lock up and leave can be enjoyed and rented out, when you are not able to use it. There are several property management agencies in the vicinity for headache free rentals. Open plan living/dining/kitchen lounge with fireplace. 3 bedrooms, 1 with complete ensuite bathroom, 1 shower room with W.C. Fitted fly screens. Wonderful terrace on 2 sides with wisteria, BBQ. Large pool with poolhouse, snack bar in summer, a few steps away, and golf...



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: 439 EUR

Taxe habitation: 487 EUR

NOTES

DESCRIPTION

Nestled within the friendly, easygoing community of Le Bois Senis, this pretty villa resides on a lovely plot, providing a tranquil sanctuary away from the hustle and bustle of city life. The carefully landscaped garden, wrap-around terrace with abundant wisteria, envelop the villa, ensuring privacy and a sense of serenity for its residents.

Step inside this easy to care for home, and be captivated by the spacious living areas adorned with tasteful finishes and contemporary design elements. Expansive windows and sliding glass doors invite ample natural light, creating an open and airy ambiance. The villa features an open plan living room with a fireplace, dining area, and a fully equipped kitchen boasting modern appliances and ample storage.

The villa offers 3 well-appointed bedrooms, including a luxurious master suite with a private ensuite bathroom. Each room is designed to provide comfort and tranquillity, making it a perfect retreat after a day of golf or leisure. A shower room is off of the hallway between the 2 back bedrooms.

Step outside to the generous terrace, where you can relax and unwind. The private, communal swimming pool, is a stone's throw away, perfect for enjoying refreshing dips on warm days. The outdoor terrace with its built-in BBQ provides an ideal space for entertaining guests or enjoying quiet moments amidst the natural beauty of the surroundings. With private parking outside the gates, and a space in front of the house for drop-offs, convenience is at your fingertips.

As a resident of...