

Partly renovated one bedroom property with great potential, including outbuilding and separate plot of land.



## INFORMATION

<b>Town:</b>	<b>Noyant-Villages</b>
<b>Department:</b>	<b>Maine-et-Loire</b>
<b>Bed:</b>	<b>1</b>
<b>Bath:</b>	<b>0</b>
<b>Floor:</b>	<b>139 m2</b>
<b>Plot Size:</b>	<b>2199 m2</b>



## IN BRIEF

Located in the peaceful village of Chigné with its large fishing lake, shop, restaurant & bar and popular hiking trail. The property offers a great deal of convertible space over 2 floors, with a large additional agricultural building ripe for renovation which could provide an annex or gite potential, subject to permissions. The property is conveniently located in between the cities of Angers and Tours, the latter being under an hour away with an airport and TGV to Paris. The northern ferry ports are less than 3 hours away.

## ENERGY - DPE

DPE not required.

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 main house has been renovated up to first fix stage and includes to the ground floor a room with a staircase (22m<sup>2</sup>), a room with a fire place/bread oven and access to the garden (23m<sup>2</sup>), a room with fireplace and access to the garden (30m<sup>2</sup>) and a room with the linky meter and other services (8m<sup>2</sup>).

Upstairs you will find 3 light and spacious rooms which would lend themselves to a large bedroom, dressing room and landing/sitting area.

Outside the large agricultural outbuilding offers approx 77m<sup>2</sup> of convertable space over two floors.

The garden of almost half an acre is laid to lawn and offers a hanger and a well. There is a separate plot of land (307m<sup>2</sup>) known as 'the Potager' located approx 50 meters from the property, perfect for growing your own fruit and vegetables.

## LOCAL TAXES

Taxe foncière: **389 EUR**

-----

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

## NOTES