

Excellent large 2/3 bedroomed restored property with a fantastic range of outbuildings

EXCLUSIVE



INFORMATION

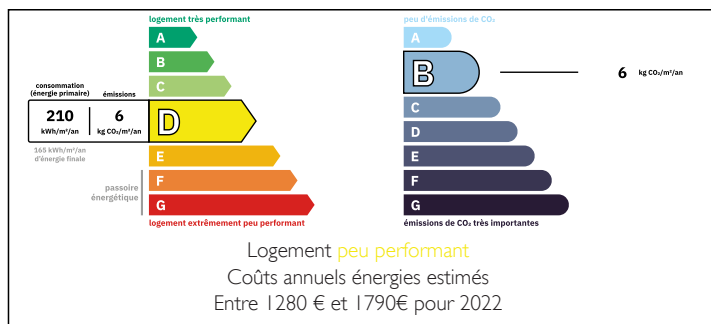
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	3256 m2

IN BRIEF

Situated between Noyant and Vernantes this property is ideally situated for all amenities. Saumur is 25km distant and access to all the delights of this region are easily accessible. The property is also 45 minutes approximately from Tours, Angers and Le Mans. TGV links to Paris and Motorway connections make this a very good location for either a 2nd home or to relocate permanently. The car ferry at Caen is less than 3 hours away by car.



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.



LOCAL TAXES

Taxe foncière: 610 EUR

NOTES

DESCRIPTION

Situated at the end of a long private driveway the property is entirely surrounded by fields. The House has been beautifully restored and there is a huge range of quality outbuildings which offer many possibilities.

The accommodation comprises as follows:

Large fitted kitchen leading to very large well proportioned living room. There is a rear dining area and utility which could also serve as a 3rd bedroom, as well as a ground floor Shower room with WC.

The stairs rise from the living room to the first floor landing. There is a very large master bedroom and a further Family Bedroom. Bathroom with WC.

The gardens are mainly laid to lawn with mature trees and shrubs and various outside seating areas.

This is a lovely property with a fabulous range of outbuildings.

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