

Semi-detached Cottage with great potential and nearly 3 acres of land.



INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	11224 m2

IN BRIEF

This property is on the edge of the vibrant village of Parçay les Pins in the heart of this lovely part of the Loire Valley. Saumur, Bauge and Bourgueil are nearby as are all the delights of this region. Tours with its TGV services to London and Paris and scheduled flights to Stansted is 45 minutes by car. The car ferry at Caen is less than 3 hours drive.



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

Representing excellent value, this semi detached house is in need of very little work to be immediately habitable. It is in a great position and has nearly three acres of grounds including a mature apple orchard. The property is currently arranged on the ground floor and there is a huge attic space that could, with proper permissions be converted to provide further living space.

Briefly the accommodation comprises:

Large living room with a kitchen corner, 2 Bedrooms and a shower room. The attic is accessed by a rear metal stair.

Outside there is a Large Barn which although in poor condition could be reinstated to provide a very large Garage, cellar and workshop. The grounds extend from the property and there is a separate cave. There is an old apple orchard on one side. The septic tank was installed in 2006.

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

LOCAL TAXES

Taxe foncière: 185 EUR

Taxe habitation: EUR

NOTES