

Beautiful property comprising of 2 large fully restored houses with pool in a superb location



## INFORMATION

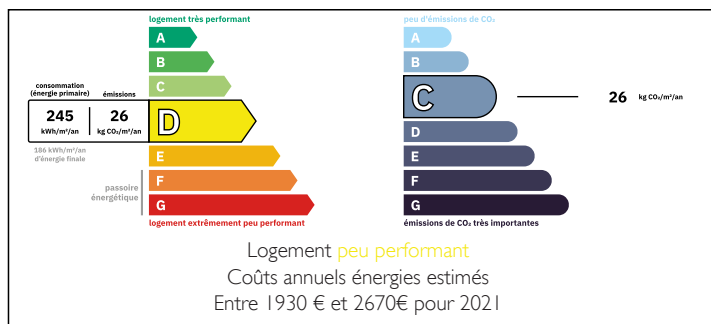
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	6
Bath:	3
Floor:	280 m2
Plot Size:	2050 m2



## IN BRIEF

Situated in a small hamlet on the edge of Parçay-les-Pins. There is a boulangerie, Convenience store, Bar/restaurant, library, community centre hairdressers and Museum in this vibrant village. The delights of this lovely part of the Loire Valley are all within easy reach including historic towns such as Saumur and Bauge as well as the vineyards of Bourgueil. The area is very popular with ramblers and cyclists.

## 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

This property comprises 2 beautifully restored houses. Currently one let as a holiday rental and the other is the owners luxury accommodation. The whole is set in private enclosed gardens.

House 1 is a fantastic barn conversion. A magnificent galleried Kitchen and dining area with a well positioned bar. Bi-Fold doors give direct access to the enclosed pool terrace. The kitchen leads to a large light and airy sitting room with a wood burning fire. There is a small utility with a WC. Stairs lead to the first floor gallery and on to the 2 generous bedrooms. There is a well proportioned shower room. The Gallery has a large picture window and overlooks the kitchen area. It is currently used as a second sitting room but could easily be repurposed to be a 3rd bedroom.

House 2 is a lovingly restored tradition farmhouse. There is a well equipped fitted kitchen and dining area. This leads to the lovely sitting room with a large stone fireplace with a wood burning stove. They're a ground floor bedroom and a luxury shower room. There is a rear lobby area which could be used as an office. The stairs rise from here to the first floor landing leading to 3 generous bedrooms and a bathroom.

There is a stone outbuilding which serves as a pump house for the pool and workshop storage area.

To the side of the main house is a huge covered terrace and a small greenhouse.

The pool is heated and...

## LOCAL TAXES

**Taxe foncière: 1237 EUR**

**Taxe habitation: EUR**

## NOTES