

A very large modern house 220m2 in area, with a large garden, on the outskirts of a village with amenities .



## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	219 m2
Plot Size:	4266 m2

## IN BRIEF

On the edge of the village of Parçay les Pins which has a cafe/restaurant /tabac, bakery/grocer shop, infants/junior school and hairdressers.

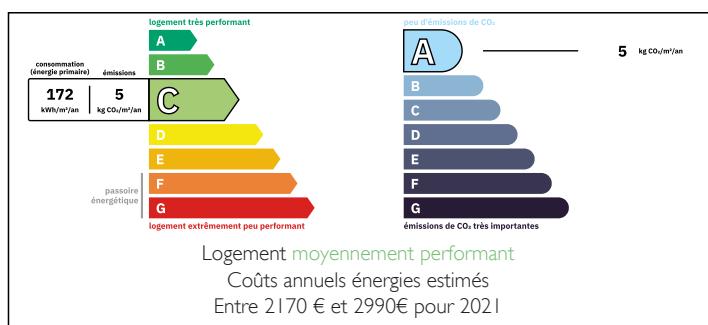
The house is only 10km from the market towns of Noyant and Vernantes boasting a wide range of commerce including bars, restaurants and a supermarket.

Saumur, Bourgueil and the Loire river, vineyards and all the wonderful delights of the region are all within easy reach and the area is renowned for its cycling routes.

Tours with is scheduled flights to London Stanstead and TGV services to Paris and London is less than 45 minutes distant and the area is easily accessible by road from all the major ferry ports.



## 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

In the countryside, on the edge of a village, magnificent contemporary house built in 2007.

Ground floor: entrance hall, living room with wood stove, living room, kitchen, bathroom, hallway with cupboard, a bedroom with fireplace and insert, boiler room and storage room.

First floor: landing, bathroom with WC, 2 bedrooms. An independent first floor area accessible by a second staircase includes a mezzanine, an office, a hallway and 2 bedrooms.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES