

Beautiful family home, with separate furnished gîte, in peaceful country setting



INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	4
Bath:	4
Floor:	236 m2
Plot Size:	5197 m2

IN BRIEF

This charming property has been beautifully renovated, perfect for enjoying the French lifestyle to the full.

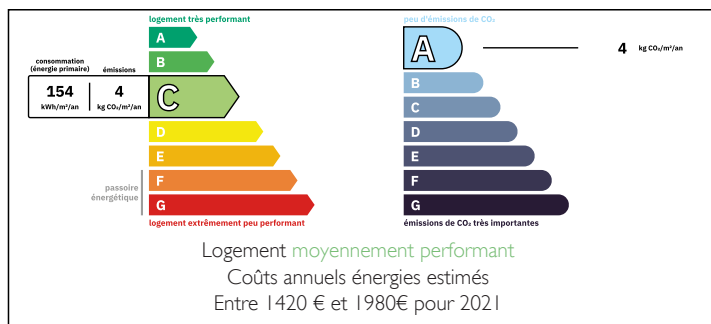
Main house with 3 bedrooms and 3 bathrooms, separate gîte, large barn with entertainment area and 2 garages, landscaped gardens surrounded by fields.

7.5 km to Noyant, 10 km to pretty market town Le Lude - both with a variety of shops, cafés and restaurants. And within an hour of Le Mans, Tours (with international airport), and Angers - all with TGV access to Paris and beyond. Easy access to Norther ferry ports.

There is plenty to do in the area, with the rivers, cycle paths, the famous Baugé golf course, and of course the famous Loire Valley vineyards and châteaux - great for entertaining visiting friends and family.



ENERGY - DPE



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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: 1055 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Spacious converted farmhouse with original features - including exposed stone and beams, fireplaces with wood stoves, wooden shutters - but carefully renovated to provide modern convenience. Geothermal central heating, double glazed windows, sound roof. The only work required is to update the septic tanks, and improve gîte insulation for winter lets.

MAIN HOUSE, GROUND FLOOR (tiled throughout, exposed beams)

- ENTRANCE HALL (4.6 m²), wooden staircase leading to first floor
- DINING ROOM (21.7), with fireplace with wood stove
- KITCHEN (23.9 m²), fully fitted, with central island, fireplace with wood stove and door to courtyard
- INNER HALL (5.1 m²) leading to:
- BOILER/LAUNDRY ROOM (7.2 m²), with door to rear garden
- BATHROOM (7.1 m²), with bath, shower, WC and basin
- BEDROOM 1 (10.28 m²), overlooking the rear garden
- SITTING ROOM (30.7 m²), with fireplace with wood stove, glazed double doors to courtyard, glazed double doors to covered patio

MAIN HOUSE, FIRST FLOOR (wooden floorboards, character exposed beams throughout)

- MEZZANINE (18.5 m²), with fitted cupboards
- MASTER BEDROOM (16.8 m²), carpeted, with corridor (5.4 m²) with fitted wardrobes, leading to ensuite SHOWER ROOM (4.6 m²) with shower, basin and WC
- INNER HALL (8 m²) with technical cupboard, and window overlooking the courtyard
- SHOWER ROOM (4.67 m²) with shower, basin and WC
- BEDROOM 3 (12.3 m²)

OUTSIDE

- Wooden open barn with slate roof, with