

Renovation project, large building on edge of town, with over 16 acres of land



## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	256 m2
Plot Size:	66860 m2



## IN BRIEF

This property has great potential for the right business. It is set on the edge of a town, with many shops, cafés and restaurants, and has over 16 acres of land.

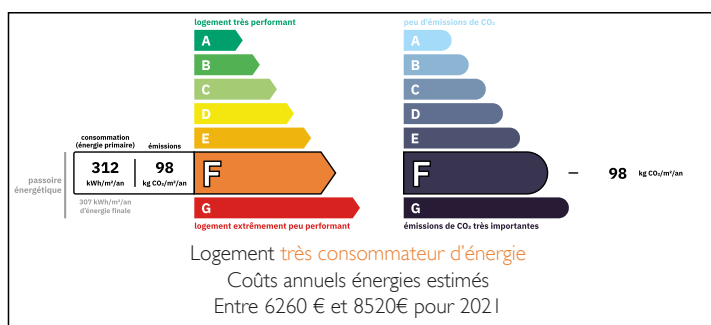


The house has 2 kitchens, 2 cloakrooms and 8 rooms downstairs, and 3 bedrooms and a bathroom upstairs. There is an attached garage, with storage rooms behind, another detached garage, and an agricultural hangar.



Noyant-Villages belongs to the natural and historical region of the Pays Beaugeois. Its wetlands and woodland areas are classified and protected for their ecological interest. Numerous heritage sites, as well as leisure facilities.

## ENERGY - DPE



Market towns Le Lude and Baugé 17 km and 18 km, Saumur 35 km, km, Tours with its international airport 50 km, Angers 60, Caen ferry port 250 km.

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 requires complete renovation, as it has been empty for almost 20 years. Non-conforming septic tank.

### DOUBLE STOREY PART OF HOUSE

#### GROUND FLOOR

Basic kitchen

1 washroom with WC

5 rooms that could be either reception rooms, or bedrooms. 2 have fireplaces, 2 have doors to the front of the property

Staircase to first floor

#### 1ST FLOOR

Landing, 3 bedrooms and a bathroom

Beneath is a cellar (with the oil-fuelled boiler), accessed via the outside at the back of the building.

## LOCAL TAXES

**Taxe foncière: 1353 EUR**

**Taxe habitation: EUR**

### SINGLE STOREY PART

External door into hallway (with internal access to double storey part)

Washroom with WC

Large living room

Fitted kitchen

2 reception rooms/bedrooms

Access to attached garage

Large garage/workshop with storage room behind

### OUTSIDE

Detached garage, large agricultural open hangar

The land is predominantly classed as agricultural, with the exception of one plot (1.6 acres) in a natural and forestry zone.

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

## NOTES