

## Renovated country house with gîte, barn and landscaped gardens



## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	168 m2
Plot Size:	4638 m2

## IN BRIEF

Tastefully renovated property comprising of 3-bed house, separate 2-bed cottage, large double storey barn with office, therapy room, utility room and pantry, store-room, cave, above ground pool - all set in beautifully landscaped gardens.

Just outside pretty village of Breil, with bakery (1.5 km), 6 km to market town of Noyant with shops, supermarket, cafés, restaurants, and English speaking doctor and dentist, Saumur 34 km, La Flèche 35 km, and less than an hour from Tours (with international airport), Angers and Le Mans (all 3 with TGV fast train station). Perfectly situated for visiting the area's châteaux, vineyards and historic towns, and enjoying the simple pleasures of golf, cycling, walking and water sports (leisure lake of Rillé 6 km).

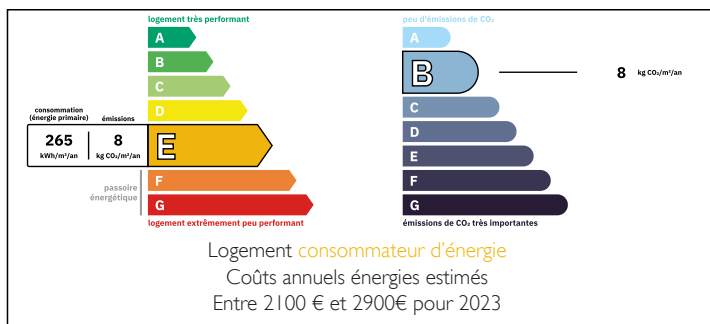
This beautiful property was run as a Writing Retreat, offering much sought-after peace, serenity and a closeness to nature.

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.



## ENERGY - DPE





## LOCAL TAXES

Taxe foncière:	862 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The property was completely renovated in 2015, by local artisans using quality materials. It offers the perfect blend of country charm with the convenience of modern living. Exposed beams, tuffeau stones, Double glazing throughout, sound roofs, wood stove and pellet stove heating, supplemented by electric radiators, 2 new septic tanks, fibre broadband in both houses.

### MAIN HOUSE (95 m2)

GROUND FLOOR - exposed beams and tiled floors

The south-facing tiled patio leads into a quality fitted KITCHEN (19 m2) with central island, feature fireplace with wood stove. The DINING ROOM (15.5 m2), with fitted cupboards and feature oak staircase to the first floor (with velux providing additional light), links through to the LOUNGE (19.5 m2), with pellet stove and south facing window and door to the patio.

UPSTAIRS has wooden floors and exposed beams. Sloping ceilings mean the floor space is actually greater than the given measurements.

There is a LANDING (5.5 m2), with doors to MASTER BEDROOM (14.5 m2) with French windows overlooking the countryside, and a dormer window overlooking the garden, SHOWER ROOM (6.5 m2) with large walk-in shower, WC and double basin, BEDROOM 2 (9 m2) and BEDROOM 3/STUDY (5.5 m2).

COTTAGE/GITE (60 m2), exposed beams throughout

### GROUND FLOOR

Bright ENTRANCE HALL (3.2 m2) with cupboards, opening into the LOUNGE (15 m2), with wood stove. To the left is the modern fitted KITCHEN/DINER (16 m2) with door to the private garden.

UPSTAIRS (again, floor space is bigger than given measurements) the LANDING (3 m2) leading to MASTER BEDROOM (10.5...