

Exquisite 4-bedroom modern home with large amount of land and permission for further residential developments

EXCLUSIVE



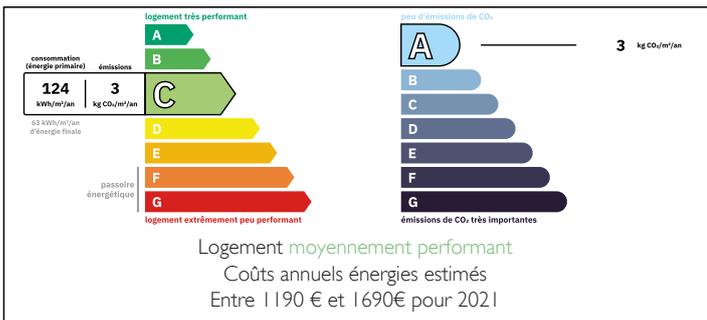
## INFORMATION

|             |                 |
|-------------|-----------------|
| Town:       | Noyant-Villages |
| Department: | Maine-et-Loire  |
| Bed:        | 4               |
| Bath:       | 2               |
| Floor:      | 155 m2          |
| Plot Size:  | 25768 m2        |

## IN BRIEF

This beautifully decorated modern home is perfect for a family or holiday home. Located in a peaceful village just 3km from Noyant, it has excellent access to amenities, along with the tranquility of being in the heart of the beautiful Loire Valley countryside. Saumur is less than 40km, Angers and Tours both under 60km, and Nantes just 150km. The airport at Tours is around 50 mins drive, Nantes airport 2 hours drive, and Paris CDG airport and northern ferry ports are 4 hours drive on average. This property is the perfect base for a family or an ideal lock-up-and-leave holiday home. With high-quality fittings and decor, it is ready to move into immediately. It would be possible to create a separate Annex within the main house. Pre-planning permission was also granted in Dec 2024 for 2 further dwellings.

## 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 habitation:

EUR

## NOTES

## DESCRIPTION

Access the property through electric gates set back from the road, allowing a quiet and private entrance. The area dedicated to the house is clearly defined with the drive and fenced garden, with the remainder of the land available for further development or more than sufficient land for equestrian use.

Ground Floor

Entry - Spacious and light, with solid oak stairs

WC - Toilet and sink accessed from the entrance hall

Master Bedroom (4x4.2m) with ensuite shower room (3.5x2m)- Spacious, with french doors, accessed from the entrance hall.

Living, Kitchen and Dining Room (12.1x3.2m + 3.2x4.4m) - Large open plan living space with french doors, log burner and modern kitchen.

Utility room (1.7x3m) - For additional storage and white goods.

Family Room (5.8x6.7m) - Large L-shaped living space which would be ideal to convert into a separate studio/Annex due to another external door, also accessible internally from the dining room.

First floor

Bedroom 2 (6.1x4.2m) - Large room with space for double + 2 single beds, shower and sink.

Bedroom 3 (4.9x4.2m) - Large double room

Bedroom 4 (6.1x4.1m) - Twin room

Family Bathroom (2.8x3.6m) - with Bath/Shower

Attic Space (5.8x6.7m) - Accessible through loft ladders from the Family Room, could be converted into an additional bedroom and ensuite with appropriate planning for stairs and additional windows.

Garden

25768m<sup>2</sup> of land in total, mostly natural

Fenced garden to the rear of the house, with large terrace perfect for dining, a hot tub or above-ground swimming pool.

Hangar with large secure garage or workshop space.

This property has been granted a CU (certificate...