

Imposing, stylish 4 bedroom House plus B&B room in the centre of a thriving village.



## INFORMATION

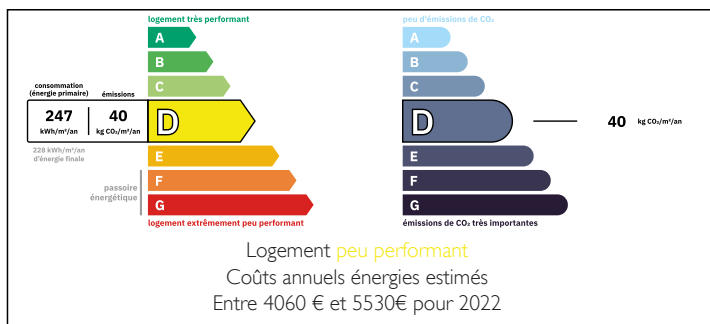
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	1764 m2



## IN BRIEF

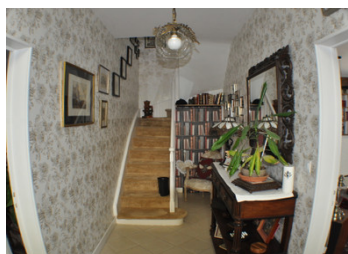
This lovely property is situated in the centre of Parçay les Pins a pretty village with boulangerie, corner shop, Bar/Restaurant, hairdressers and museum. It is only 10 minutes from Noyant, 20 minutes from the famous vineyards and town of Bourgueil, and a similar distance to Saumur and the Loire. Tours, with its scheduled flights to Stansted and TGV service to Paris and London is only 45 minutes distant. The Golf courses at Bauge/Pontigny and Chateau des 7 Tours are approximately 20 minutes away.

## 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

This house has been well maintained and tastefully decorated by its current owners and is in very good structural and internal condition. It is approached through its impressive gateway from the village square.

The entrance hall gives access to the main Salon to the left and the sitting room to the right. There is also a rear entrance lobby which accesses the downstairs WC and utility room and then leads to the large airy fitted kitchen. Both the main rooms are also accessible from the Kitchen and rear lobby. The main staircase to the first floor rises from the main entrance hall.

Upstairs the main landing leads to three large bedrooms and a family bathroom. The stairs continue to the second floor and the magnificent main bedroom with en-suite facilities.

At the front of the house is a formal garden and the gravel drive passes the extensive range of outbuildings. The rear garden is mainly laid to lawn with mature trees and shrubs. There is a separate access to the wine cellar below the house. The whole is fully walled and secure for pets. There is a very high quality B&B room and separate office in the main outbuilding. The outbuildings are in very good condition and are currently providing garaging and storage, but could very easily, with the right permissions, be converted to provide further family or holiday letting potential. This village is in a very sought after and popular tourist area.

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Information about risks...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES