

## 2 Bedroom Farmhouse in a small Hamlet near Parçay les Pins



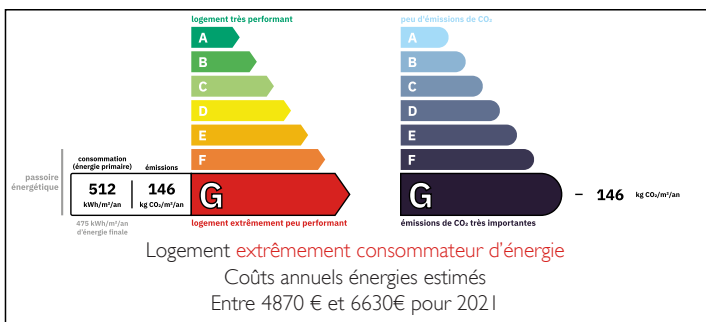
## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	4090 m2

## IN BRIEF

Situated in a small hamlet near the village of Parçay-les Pins with its bar/restaurant, boulangerie, convenience store, museum and Hairdresser. Ideally situated to access Saumur, Bauge, and the vineyards. The perfect central base to explore the Loire and Chateaux of the region. Equidistant between Angers and Tours with TGC links and scheduled flights to London Stansted, the car ferry at Caen is less than 3 hours away by car.

## 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 very sound property immediately habitable but could be transformed into a lovely family home/ second home.

The accommodation comprises:

Large veranda, Kitchen with separate Wc and Shower room to the rear. Large living room, Entrance Hall. Double bedroom, further large bedroom. Central Heating Well and significant outbuildings. There is a roof space over the whole property which could with proper permissions be converted to provide further significant accommodation. The property sits on a plot of nearly an acre and has some very good outbuildings.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES