

Lovely well proportioned 3/5 bedroom house and pool with Guest annex/Gite in vibrant Village



EXCLUSIVE

## INFORMATION

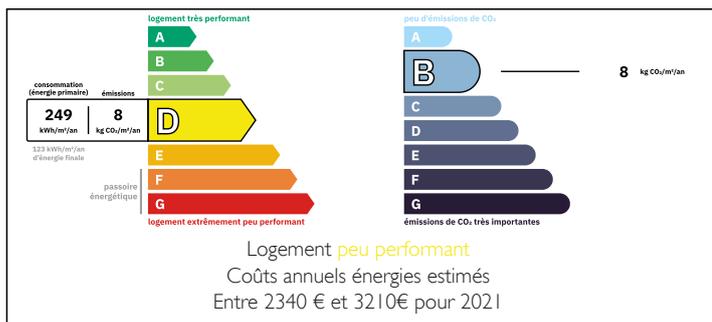
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	5877 m2



## IN BRIEF

Situated in Parçay les Pins , a vibrant village with bar/restaurant, shop, boulangerie, hairdressers, library and museum. 25 minutes north of Saumur and the river Loire, it is ideally situated in this lovely part of the Loire Valley with Forests, Vineyards and Chateaux all within easy distance. Its equidistant between the cities of Angers and Tours. Tour airport is 40 minutes by car with its scheduled flights to London Stansted. The car Ferry at Caen is approximately 3 hours drive 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

The house has a large front garden and path to the front elevation. The rear is accessed via a private lane to the Gardens, Courtyards, Swimming pool and paddock.

The main house has on the ground floor an Entrance hall giving access to both the Front and rear of the house. There is a WC and a separate cupboard housing the washing machine etc. The large airy fitted kitchen has a wood burning stove. The main sitting room is very spacious with a further wood burning stove and stairs rising to the first floor. There is a further room which can be part of the main house or the guest annex.

Upstairs there is a landing with a large family shower room and WC and 2 generous bedrooms.

The Guest annex has a covered patio giving access to the 2nd kitchen. There is to the right the room which is also accessed from the main house. To the left a large bedroom. A Bathroom with shower and WC. Stairs rise to the 2nd Bedroom.

Outside the front of the house has a pretty lawned garden and raised beds. There is a lean-to outbuilding which you can access the rear courtyard. The rear gardens include a small stone building and a further covered area housing the pool filtration equipment. The lovely Swimming pool is surrounded by a large paved patio area and is safety fenced. There is ample parking for 2 or 3 vehicles as well as...

## LOCAL TAXES

**Taxe foncière: 792 EUR**

**Taxe habitation: EUR**

## NOTES