

This charming equestrian property offers two houses, stables, a barn, swimming pool and 2 paddocks.

EXCLUSIVE



INFORMATION

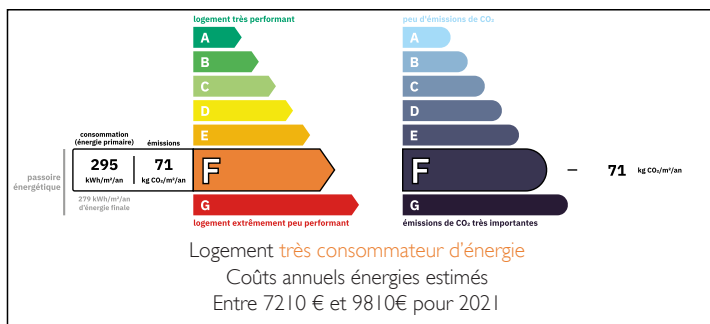
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	8
Bath:	4
Floor:	326 m2
Plot Size:	17293 m2



IN BRIEF

Situated in a quiet hamlet but only 5 minutes from the village of Vernoil le fourrier, with a supermarket, bar, restaurant, boulangerie and school. This amazing equestrian property features a main house of 226m2 and a second dwelling of 100m2. Out side you will find a large secure garden with an automatic gate, a stable with 3 boxes and a misting system, 2 large paddocks of 7700m2 & 5959m2, a swimming pool and a 50m2 barn. The area is well served by the A85 autoroute and Tours is under 50 kms away with its airport and TGV to Paris, the northern ferry ports are less than 3 hours 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 main house offers exposed beams and high ceilings throughout. To the ground floor you will find a large open plan kitchen/dining room with fireplace, a living room with insert, 2 bedrooms (10m² each), a shower room, store room and boiler room.

To the second floor there are a further 4 bedrooms (2 x 25m² & 2 x 18m²) and two bright bathrooms, all with roof windows.

The second house allows easy access to the accommodation with all rooms being on the ground floor and includes a fitted kitchen, a utility room, a large living/dining room with vaulted ceiling, a bathroom, W/C and 2 bedrooms (14m² & 11m²)

This property would best suit a large family with horses, looking for additional guest accommodation.

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

LOCAL TAXES

Taxe foncière: 1077 EUR

Taxe habitation: EUR

NOTES