

Deceptive large energy efficient cottage in heart of a lovely village requiring some work to complete.



## INFORMATION

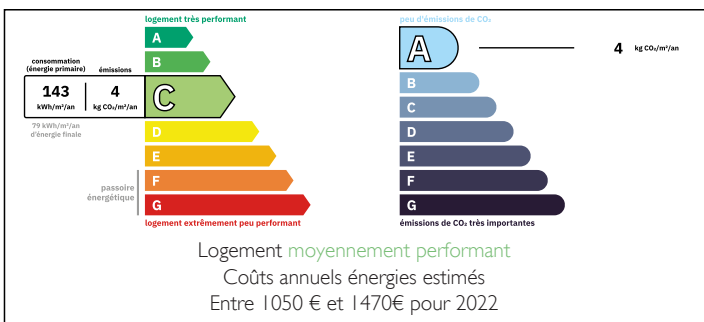
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	838 m2



## IN BRIEF

Situated in Parçay Les Pins a vibrant village with Boulangerie, Corner shop, Bar/Restaurant, Hairdresser and Museum. It is 20 minutes from the vineyards and town of Bougueil and 25 minutes from Saumur and the River Loire. It is also equidistant between Angers and Tours with TGV and Airport links. The car ferry at Caen is less than 3 hours drive.

## 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 been recently restored including modern insulation, Heating Systems etc. It is in need of completing but the work is mainly of a finishing/decorative nature.

The accommodation comprises of Entrance, Sitting room, Dining room, Fitted kitchen, Modern shower room with Wc. Upstairs the space has been created for 1 bedroom with a dressing area and there is room to have at least one or two extra bedrooms.

Outside there is a shared access to a very large and private garden. There are various outbuildings including a garage. There is a pretty outside terrace. The house is connected to the village mains drainage.

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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 foncière: 219 EUR

Taxe habitation: EUR

## NOTES