

Attractive large 4 bedroom Village house



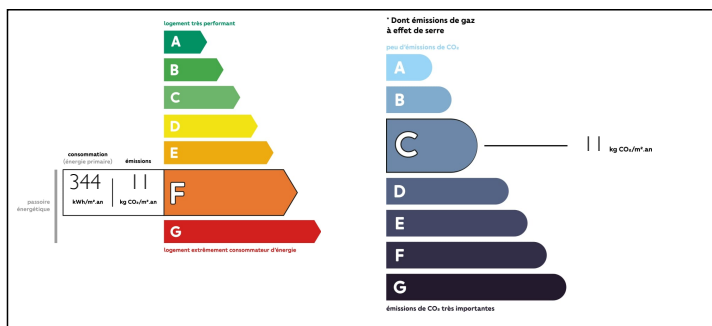
INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	253 m2
Plot Size:	0 m2

IN BRIEF

Situated in the centre of Parçay les Pins, a pretty, vibrant village in the heart of this beautiful region. The village has a Boulangerie, Grocery shop, Bar/restaurant and a Museum dedicated to the life of the renowned French Sculptor Jules Desbois. Saumur, Bourgueil and other towns are all within easy reach and Tours, with its TGV services to Paris and London as well as scheduled flights to Dublin and Stansted is only 50 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.



NOTES

DESCRIPTION

A lovely 19th Century Village house which was originally the village bakery. It boasts many original features . The accommodation is very generous and comprises the following:

Entrance Hall, Kitchen, Large Living and dining room, Utility room and WC. The Cellar is accessed from the rear hallway with the stairs leading to the first floor. Upstairs there is a double bedroom with an en-suite shower room and there are 3 further large bedrooms and a bathroom with WC. The main staircase continues to the huge attic which again could provide further accommodation.

The rear courtyard is entirely private and enclosed, there is a large open barn. There is a double gated entrance from the road to enable undercover parking and access to the rear. There is a further grenier room which could easily be incorporated into the main house as additional accommodation.

There is also outside access to the cellars which contain the old bread oven and well.

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