

Well constructed 4 bedroom House in the heart of a lovely village with a large garden.

EXCLUSIVE

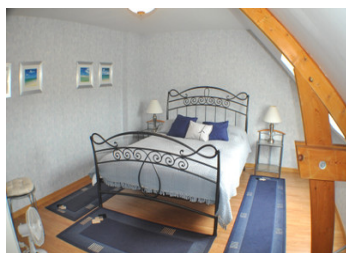


## INFORMATION

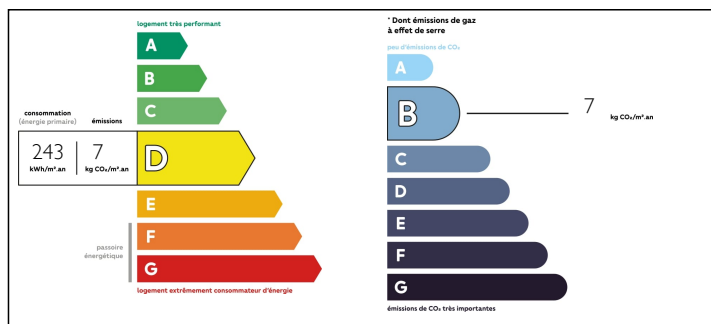
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	2000 m2

## IN BRIEF

Situated in the village of Parçay les Pins, a nice village with a Bar/Restaurant, Boulangerie, Corner shop and Museum. All the lovely attractions of the the Loire Valley are within easy reach including the pretty towns of Saumur, Langeais, Bourgueil. An ideal area for cycling and walking or just enjoying the local produce from the vineyards! Tours is 45 minutes by car with TGV links to Paris, Bordeaux and London and scheduled flights to London Stansted and Dublin. Caen ferryport is less than 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 property is approached from a small lane in the village. The house is on a very good size plot of 2000m<sup>2</sup>. The accommodation comprises as follow: Entrance hall leading to a large sitting and dining room. Fitted kitchen with door to the south facing rear covered terrace. Downstairs double bedroom, WC, Bathroom/utility. The stairs rise from the entrance hall area to the first floor landing. There are 3 further large bedrooms and a large family shower room with a WC.

The property benefits from high quality hardwood double glazing throughout and has a wood burning fire fitted. The heating is by electric panel heaters.

There is a large concrete built detached garage/workshop accessed from the gravelled driveway. The gardens are mainly laid to lawn with mature trees and shrubs.

This is a very nice, well constructed property and viewing is highly recommended.

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

## NOTES