

Very lovely farmhouse and barn in part renovated set in half an acre. In a great location.

EXCLUSIVE



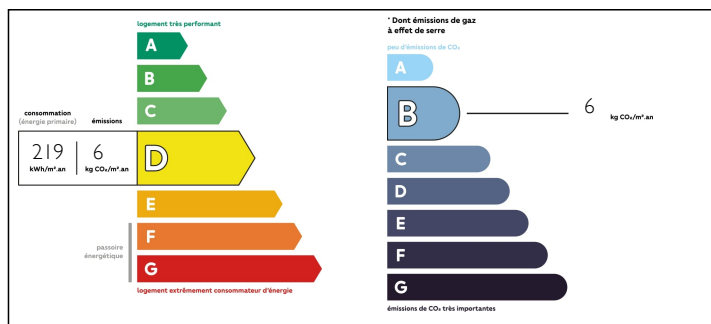
INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	2188 m2

IN BRIEF

This lovely property is in a small hamlet with lovely forests and views close by. The building is an old longère with an attached barn. There are ample garden spaces with some mature trees and shrubs. Situated in a small hamlet between the villages of Vernioil and Parçay les Pins, with their bars, restaurants and boulangeries. Saumur, the Loire and Bourgueil are all close by within 20 minutes by car. Tours with scheduled flights to London and Dublin as well as TGV links to Paris and Bordeaux is 45 minutes distant. The Chanel ferry port of 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

Planning permission has been granted to transform the property into 2 substantial houses. The main structural work has been done on the first part to a very high standard. All new wiring, plumbing, roofs, internal partitioning, sand blasted beams, double glazed units and shutters, and repaired stonework, leaving finishing off/final fix to do. The septic tanks have all been installed to modern standards. There is also a rainwater collection system installed for irrigation.

The house comprises a large open kitchen area with WC, stairs are planned to rise to the first floor. There is a large sitting room with a stone fireplace with a wood burning stove installed. On the first floor there is a landing with a planned bathroom and separate WC and 2 generous bedrooms.

The price reflects the level of work already carried out and a lot of the materials required to finish will be included in the sale price. This could be a DIY project to finish or using the local artisans in the area. The potential of this property cannot be over emphasised.

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

NOTES