

Large house, guest cottage and separate studio in a lovely position with land and views.



## INFORMATION

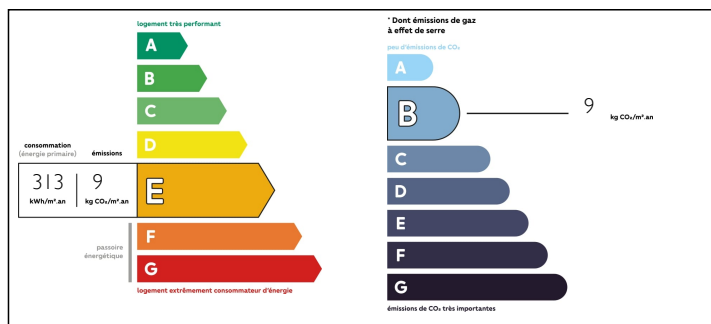
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	5
Bath:	4
Floor:	180 m2
Plot Size:	13903 m2

## IN BRIEF

Situated on the edge of the village of Linières Bouton this lovely property is in a small hamlet with views over open fields and woodland. Saumur and Bauge are less than 30 minutes distant and this really is in an ideal position to enjoy the wonderful attractions of this lovely area. Its is equidistant between Angers and Tours. Tours has TGV links to Paris, Bordeaux and London as well as scheduled flights to Stansted and Dublin.



## 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 whole property is at the end of a quiet private lane in a small hamlet. It is arranged around a courtyard with gardens and fields beyond. The property is in overall good condition but is in need of some updating to bring it up to modern standards.

Main House: Large living room with wood burning stove. Office or downstairs bedroom, Large family kitchen/Dining room. Rear lobby with utility area, bath room and separate WC. Stairs leading to the first floor. Upstairs landing giving access to 2 single bedrooms and a large double bedroom. WC. Walk in storage. Large attached double garage.

Guest Cottage: Large kitchen dining room. Rear lobby with Shower room and separate WC. Sitting room with stairs rising to 1st floor. Twin bedroom. Upstairs landing and very large double bedroom.

Studio: Living area with kitchenette. Stairs to first floor bedroom with a shower room.

The large range of outbuildings are very impressive and offer the opportunity to create further garaging or stabling and could possibly with the appropriate permissions offer further potential.

The land extends to the rear of the property and there is also an above ground pool installed. The property is extremely private and there is enough land for a horse.

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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