

Well restored 3 bedroom village property with large gardens.

EXCLUSIVE



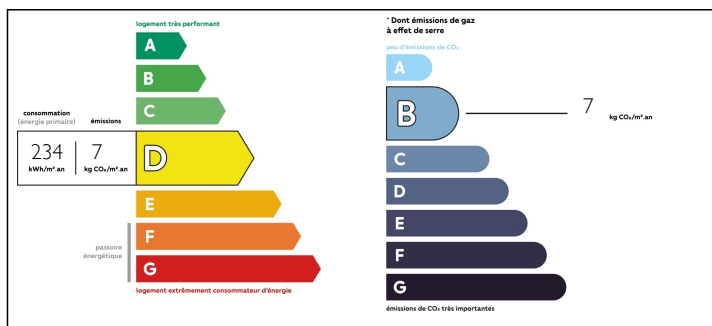
## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	1769 m2

## IN BRIEF

Situated in the village of Parçay les Pins which has a Bar, Boulangerie/Corner shop, Hairdresser and Museum. The property is 20 minutes from Saumur, Langeais, Bauge and near to Noyant for all your other shopping needs. It is perfectly situated to enjoy all the great local attractions in this popular part of the Loire Valley. Equidistant between Le Mans, Angers and Tours communication links are excellent. Tours Airport with scheduled flights to Stansted and Dublin is 40 minutes 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

This very deceptively large 3 bedroomed semi-detached house is in a great position; in a village but with large gardens overlooking orchards and countryside.

The house is in very good condition and the accommodation is set as follows:

Large kitchen/Dining room, Walk in Pantry, Stairs to first floor, door to terrace and gardens. Passageway leading to large sitting room has a shower room with WC. The Sitting room is very impressive with high beamed ceiling and stone fireplace with a wood burning stove.

Upstairs to the left is a corridor accessing 2 large bedrooms and family bathroom with WC. To the right a further large double bedroom.

The outside of the property is entirely private accessed from the road through large double gates. There is a lovely stone built outdoor kitchen/BBQ area and terrace. There is a large range of barns and outbuildings all in excellent condition which also offer further potential. The garden are mainly lawned with mature fruit trees and shrubs and overlook open countryside and apple orchards. There is also various sheds and a vaulted wine cellar.

Viewing of this property is very 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