

Two Bedroomed Cottage with Outbuildings, manageable garden and beautiful views.



## INFORMATION

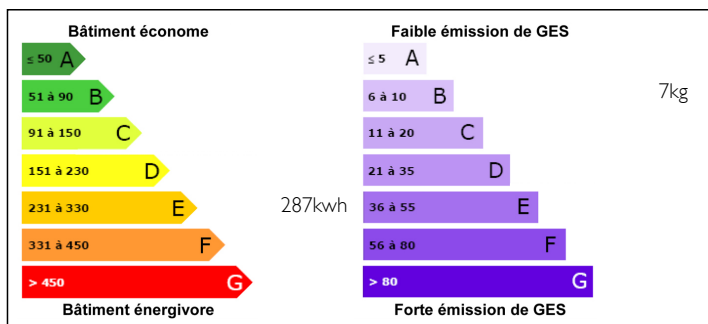
Town:	NOYANT LA GRAVOYERE
Department:	Maine et Loire
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	970 m2



## IN BRIEF

This is a beautiful example of a lovely, renovated cottage. Tasteful décor, double glazing, wood beamed ceilings and wood & tiled floors. It really does feel like home! You step into the lovely neat and tidy fitted kitchen and immediately feel you want to put the kettle on! The lounge is spacious, with a slate wall feature along with a traditional wood burning fire for those cosy winter nights in. The bathroom is situated on the ground floor, which contains a bath, a shower cubical, WC and sink. This room also holds the water cylinder. The dining room has wonderful large double glazed windows for full views of the rear garden and countryside. The landing, at the top of the stairs, currently a small office/computer area for full usage of space, separates the two attic bedrooms. Both have Velux double glazed...

## 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 garden surrounds the house and is set back from the small road and the neighbours. To the front, from the driveway as slate path leads you to the front door of the house. There is a great sun trap BBQ area, just in front, for your summer time get togethers! To the side, there is a very large workshop with a separate room for an office or storage. Within the garden there is also a slate built shed, a wooden double doored shed, a greenhouse, a chicken shed, a large dog house and a Wendy house! All this really makes this property a little bit different and special from the rest.

The tourist attraction nearby is the Etang de saint-blaise. a lovely big park with a lake where people can swim and there are restaurants, picnic areas, free parking, fishing, bike rental, games for children etc.

Also nearby is the La Min bleue, an old slate mine that opens to the public daily with donkeys and a small train that goes through the mine and demonstrations on the mining of the slate.

Fitted Kitchen - 12.5m2,  
Lounge - 20m2,  
Bathroom - 7.5m2,  
Dining room - 11m2  
Bedroom 1 - 7.5m2  
Bedroom 2 - 7.5m2  
Workshop 16.5m2  
Workshop office 7m2.

Nearby towns/large villages:- Combree 6km, Renaze 17km, Pouance 18km  
Larger towns; Segre 8.6km, Chateau-Gontiere 27km, Châteaubriant 30km, Angers 49km, Laval 59km.

Airports/Ports:- Rennes 78km, Nantes 81km, 154km.  
Port St Malo 150km.

## LOCAL TAXES

**Taxe foncière: 320 EUR**

## NOTES