

Luxury fully renovated longère in 35600m of land near village of Noellet with 5600m leisure fishing lake



INFORMATION

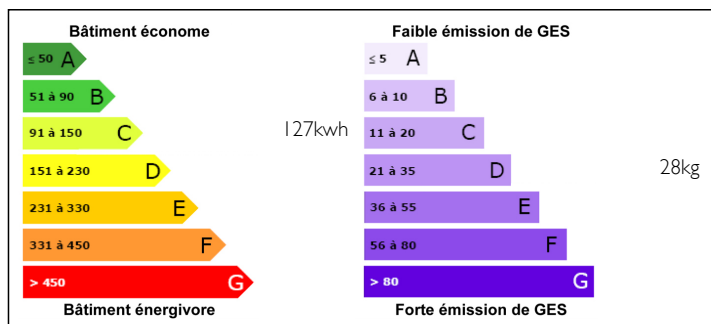
Town:	Noëlle
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	330 m2
Plot Size:	35600 m2

IN BRIEF

This is a stunning and complete renovation of the 330² metre stone farmhouse situated in a very private location. Set in approx 3.56 hectares of land complete with a 5600m² private (stocked) leisure lake overlooked by a superb 65m² glass fronted conservatory, the property currently provides 4 bedrooms, fully fitted kitchen, 2 living rooms and a vast hobby room/ 3rd living room. Full oil fired central heating. Possibility of negotiating furniture.



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

Rare and beautifully renovated farmhouse of 330m² living area. Fully renovated to a very high standard. Stunning location, this rural property has its own private road lined with poplar trees and stands in 35600m² of land which includes a lake stocked with carp (5600 m²), an orchard and fields.

Original oak beams are featured throughout the house. The kitchen (25 m²) is fully fitted and includes a large fridge / freezer, gas cooker with double oven and dishwasher. This room is open plan and adjoins a living room (31 m²), which has a fireplace with a wood burning stove. To one side is the staircase and a utility room with WC. Also from this room a large oak door to a games room/ hobby room (60 m²) with a snooker table, and then leads through to a utility room /cellar/ garage (23 m²) where the oil central heating system is located. The floors are flagstones or tiled. The kitchen also leads to the vast living/ dining room (45 m²) which leads through a pair of large oak doors to the "lake" lounge (66 m²) which has several sets of sliding patio doors along its entire frontage, opening on to a patio overlooking the lake. Both the dining room and the lake room have oak floors. A small staircase leads from the living room with the fireplace through a large oak door leading to the first floor with another large living room/ bedroom (60m²) with...

LOCAL TAXES

Taxe foncière: 1718 EUR

Taxe habitation: 1393 EUR

NOTES