

Very high quality complex of 4 gites with pool in a lovely location and in superb condition.



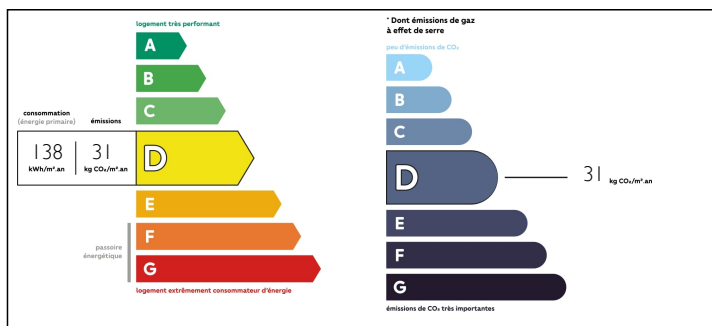
## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	6
Bath:	5
Floor:	256 m2
Plot Size:	3162 m2

## IN BRIEF

A four-unit highly successful gite complex. Located in a small hamlet near the village of Parçay les Pins, in the heart of the Loire Valley, a region of outstanding beauty. Within easy reach of the delights of the vineyards and historic Chateaux and medieval towns being close to Angers, Saumur and Tours. TGV links to Paris and London as well as scheduled flights from Tours (45mins) and Nantes. Caen car ferry is less than 3 hours drive.

## ENERGY - DPE



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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 high quality property consists of a main three-bedroom house and three independent gites providing a fantastic, proven, holiday rental opportunity.

Good quality.

Wonderful location.

Set in lovely gardens with large pool. Many of the character features have been retained.

The layout works extremely well with the flexibility to offer a range of options.

Main House: Arranged over two floors consisting of large sitting room with feature fireplace, large fitted kitchen, master bedroom with en-suite, two further double bedrooms, and family bathroom. [An interconnecting sound-proofed door to Gite 2 (below) affords the option of increasing living space and accommodation to a large four / five bedroom property.]

Gite 1 - Ground Floor. Entrance hall, shower room, living room and separate fitted kitchen / diner. Large bedroom. [Can be interconnected to the Main House to provide a large four / five bedroom property or to keep it as a separate independent gite.]

Gite 2 - Ground Floor. Charming original features. Spacious open plan living space with fitted kitchen, dining, and lounge area. Large bedroom and en-suite facilities.

Gite 3 - First Floor. Apartment-style gite with fitted kitchen, contemporary lounge, large shower room, and double bedroom.

Each unit has been extremely well maintained and is beautifully presented. Each has its own private garden area neatly planted and lawned, as well as communal gardens to front and back.

## LOCAL TAXES

Taxe foncière: 1810 EUR

Taxe habitation: 1470 EUR

## NOTES