

Charming cottage in peaceful country garden with outbuildings



INFORMATION

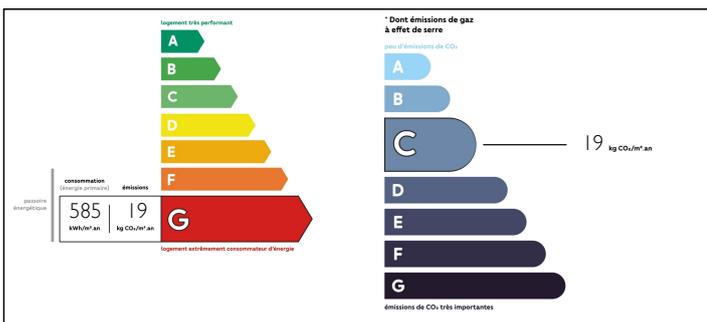
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	1565 m2



IN BRIEF

Attractive 2 bed cottage set in landscaped gardens in quiet hamlet, with garden studio, garage, covered dining area, sun terrace and workshop. The property is situated in a small hamlet, less than a kilometre from the village of Genneteil. 13km and 14km respectively from market towns Le Lude and Baugé, each with their châteaux, shops, restaurants, supermarkets, and 17 km from La Flèche, the tourism centre of La Sarthe with its renown zoo and military academy. Baugé also boasts the areas most beautiful 18 hole golf course.. Easy access to Normandie and Brittany ferry ports, 62 km to (Tours with international airport, with regular flights throughout the year to London Stansted), 55km to Angers, 60km to Le Mans - all with TGV stations linked to Paris and the rest of France.

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

Cottage in good condition, with the roof and most of the windows replaced and the exterior and shutters repainted. Plenty of character, with terracotta tiles, exposed beams, large fireplace. Heated via log burner and electric radiators. New water heater and extractor fan. Fibre broadband available. Septic tank functions, but will require replacing as deemed too small.

GROUND FLOOR

Entrance to HALLWAY (m2), with doors to staircase, bathroom, bed 1 and living room
BATHROOM (7.2 m2), with bath, basin and WC
BEDROOM 2 (7.5 m2)
LIVING ROOM (28 m2), with French door to courtyard, fireplace with insert
KITCHEN (15 m2), fitted, with door to courtyard and
PANTRY/LAUNDRY ROOM (5.16 m2), with bread oven

FIRST FLOOR (beams and sloping ceilings, measurements taken with min 1.8m head height)
LANDING/FAMILY ROOM (8.4 m2)
SHOWER ROOM (2.4 m2)
BEDROOM 1 (7.5 m2), with dormer window and velux

OUTSIDE

DOUBLE GARAGE, built from wood and corrugated iron
GAZEBO for alfresco dining
WORKSHOP/STORAGE
STUDIO/OFFICE/BEDROOM, with CELLAR below

The property is last in a small hamlet, with gates opening into gravelled courtyard. The house is south-facing, with the sun terrace and gazebo opposite, and attractive gardens around the back.

The property is set in a quiet, rural location, with bridle paths and a nearby lake - perfect to escape to for total relaxation.

LOCAL TAXES

Taxe foncière: **344 EUR**

NOTES