

## Townhouse with numerous outbuildings and large garden

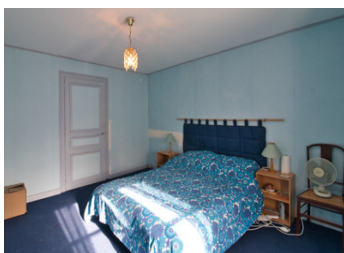


## INFORMATION

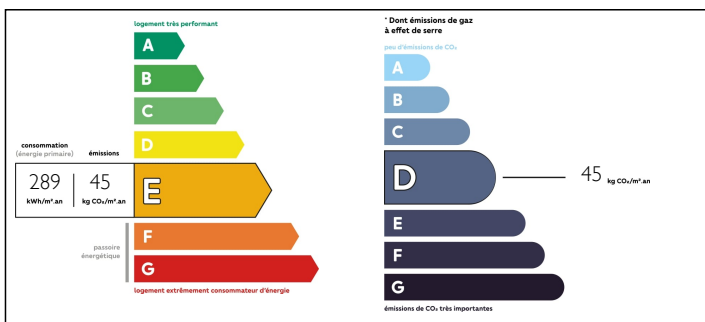
Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	3099 m2

## IN BRIEF

Spacious 2-bedroom townhouse, with large private garden and numerous outbuildings, in the centre of a small village. The property is situated in a small hamlet, less than a kilometre from the village of Genneteil, with a community shop/bar. 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 Normandy 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



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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 is an unusual combination for a village property, with the large outbuildings and big, private garden.

Oil central heating, secondary glazing, roof appears to be in good condition, mains drains. No major structural work required, just general redecorating to freshen up the house.

There are 2 sets of gates to the property, on either side of the house. The large gravelled courtyard has the house and outbuildings on 3 sides, and opens up into the large garden at the back.

GROUND FLOOR tiled throughout  
SITTING ROOM (27 m<sup>2</sup>), dual aspect with windows to courtyard/garden and side  
HALL (2.95 m<sup>2</sup>), leading to kitchen, rear hall and staircase

KITCHEN (12.45 m<sup>2</sup>), fitted, with dishwasher, oven and gas hob, extractor fan. Door to the side of the house

DINING ROOM (17 m<sup>2</sup>), dual aspect, with windows to the road and the side

REAR HALL (2.95 m<sup>2</sup>)

SHOWER ROOM (5.25 m<sup>2</sup>), with walk-in shower, basin and WC

Separate WC (2.5)

BOILER ROOM (7 m<sup>2</sup>)

FIRST FLOOR

LANDING (2.95 m<sup>2</sup>)

BEDROOM 1 (18 m<sup>2</sup>), dual aspect, with fireplace

BEDROOM 2 (13 m<sup>2</sup>)

ATTIC ROOM, accessed by wooden staircase. Floor space 27 m<sup>2</sup> (with sloping roof reducing head height). Not counted in habitable space, but could with heating it could provide children's bedroom/study/playroom.

OUTBUILDINGS

- Barn 1 with slate roof (72 m<sup>2</sup>), with large doors and 2 windows, 2 mezzanines, adjoining lean-to with

## NOTES