

Spacious countryside home full of character, with gite, pool and outbuildings, and potential rental income

## EXCLUSIVE



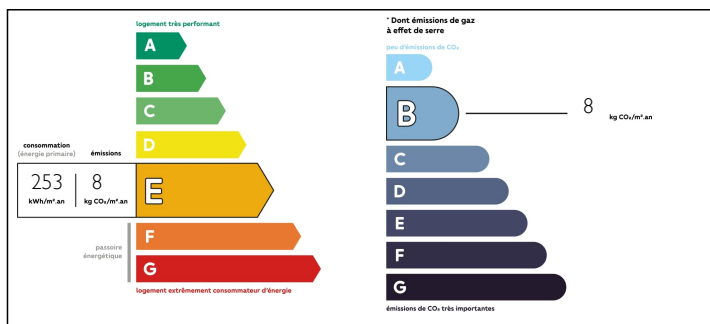
## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	229.37 m2
Plot Size:	5959 m2

## IN BRIEF

If you are looking for a beautiful countryside property with character and existing income from holiday rental, look no further. Beautifully presented 3-bedroom detached farm house with heated saltwater swimming pool and uninterrupted views of the open countryside. The adjacent renovated cottage benefits from open-plan living space, large family bedroom and wet-room designed for those with limited mobility. Outbuildings and grounds could also be suitable for equine use or other agricultural livestock. Situated in the village of Meigne-le-Vicomte, close to leisure lakes, country walks and just 8km from Noyant with key amenities. 2 hours (166km) from Nantes and 50 minutes (62km) from Tours with airports and train stations (TGV).

## 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.



## NOTES

## DESCRIPTION

This well presented property is ready to move into today, offering spacious accommodation in the main home and accessible ground-floor accommodation in the second gite. Wood burning stoves, exposed beams, character in abundance, this is the perfect family home, and with the additional rental property and land for animals, this could provide income for your new life in France.

### MAIN HOUSE

#### Ground Floor:

**Kitchen** - the front door opens to a spacious family kitchen with modern-style shaker units and an impressive, original wood burning fireplace.

**Utility & WC** - To the left, there is a utility space with further cabinetry, washing machine and sink, and a WC.

**Lounge** - The lounge is warmed by a wood burning stove and overlooks the garden through double-glazed french doors. Original features have been maintained in the wooden beams and the feature windowsills.

**Dining room** - A formal dining room opens to the rear of the lounge, with ample space for an 8 person table and potential to also convert this space into a 4th bedroom + ensuite, ideal for multi-generational living or those with reduced mobility.

**Snug** - Before heading upstairs, there is an ideal space for a home office or a snug.

#### First Floor:

**Bedroom 1** - The master bedroom welcomes the light with velux and dormer windows, and again has maintained the charm of overhead beams. An ensuite is fitted with a bath with overhead shower.

**Bedroom 2** - A spacious twin/double bedroom....