LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A20712DBR49 Price: 154 950 EUR

agency fees included: 9 % TTC to be paid by the buyer (142 500 EUR without fees)

Pretty 3 bedroom farmhouse with a small gite in a lovely position.















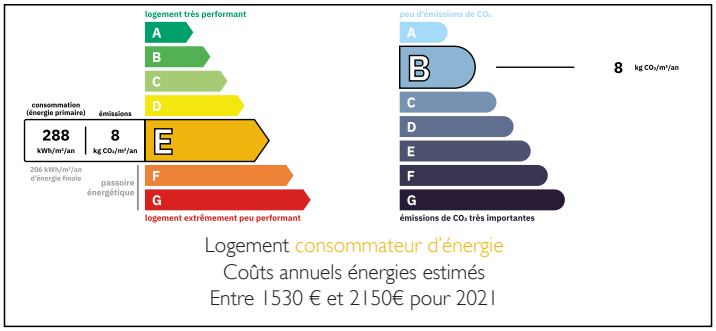
INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	120 m2
Plot Size:	3187 m2

IN BRIEF

On a quiet lane near the village of Meon, 3 km from the market town of Noyant. This property is ideally situated to enjoy the benefits of this lovely region; vineyards, historic towns and villages, Chateaux, and a wonderful climate. Tours is only 40 minutes distant with TGV services to Paris and Scheduled flights to London Stansted and Dublin.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1530 € et 2150€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

This property is in lovely condition.
The main house comprises of a large fitted kitchen, Shower room and WC. Large sitting room with a woodburning fire.
The stairs rise to the first floor with 3 large bedrooms and a further family bathroom.

There is also an annex which could be used as a gite with a living area with kitchenette. Bedroom and bathroom.

There is a good sized garden with a large outbuilding used as a garage and workshop. There is also an above ground pool.

The gardens are mainly laid to lawn with mature trees and shrubs.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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