LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A23747DBR49 Price: 199 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (186 000 EUR without fees)

Beautiful large, tastefully restored, 3/4 bedroom property in a lovely location.















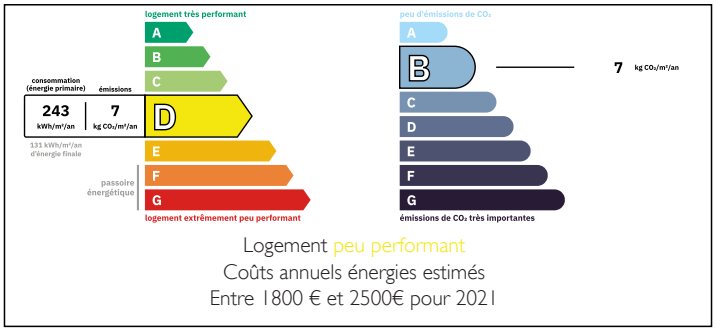
INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	1480 m2

IN BRIEF

Situated in the countryside 5 minutes from the market town of Noyant with shops, supermarkets, restaurants, bars and boulangeries. An ideal location to visit all the lovely parts of the Loire Valley including Saumur, Bauge, Langeais and Angers. Tours, with its flights to London Stansted and Dublin and TGV services to Paris and Bordeaux is only 45 minutes distant. The car ferry at Caen is les than 3 hours away by car.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1800 € et 2500€ 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

Ref: A23747DBR49 Price: 199 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (186 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**690 EUR**

NOTES

DESCRIPTION

This generously proportioned well restored farmhouse offers extensive accommodation arranged as follows:

Fitted kitchen, Very large sitting room with fireplace, Utility room and shower room with WC. Downstairs bedroom, Dining room with stairs rising to first floor.

Landing/corridor, Bedroom, Large office/bedroom, WC, Shower room, Dressing room, Large Master Bedroom.

Outside the property there is gravelled car parking, Large outbuilding, Open Grange, Various sheds and workshops. Large patio and lawned gardens surrounding the property. Outlook is across open countryside.

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