LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A25965DBR49 Price: 697 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (665 000 EUR without fees)

Huge property with owners accommodation, swimming pool and 5 gites with a huge potential of income.















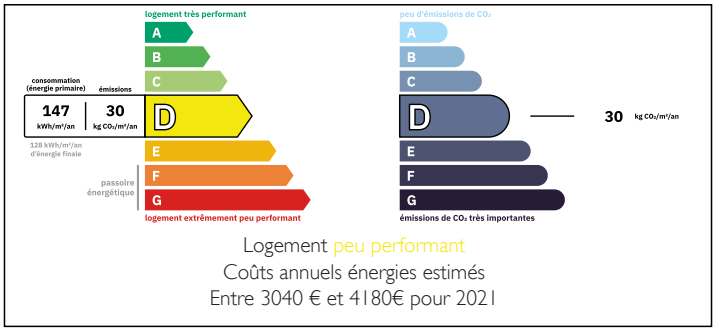
INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	18
Bath:	10
Floor:	635 m2
Plot Size:	24144 m2

IN BRIEF

This property is just outside the village of Breil with its chateau and access to the nature reserve and Lake Pincemaille at Rille. Ideally situated in this popular area of the Loire Valley, the wonderful historical towns and chateaux as well as cycling and walking routes all around the property. Saumur, Langeais, Bauge and Bourgueil and the vineyards are within 20 minutes. There are also 3 excellent golf courses in the area. The property is equidistant between Le Mans, Angers and Tours 40 minutes distant, offering scheduled flights to London Stansted and Dublin as well as TGV links to Paris and Bordeaux. The Parisian region is also only 2 hours 30 minutes by road. Car Ferry at Caen is also approximately a 2 hours 30 minutes drive.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3040 € et 4180€ 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.

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LOCAL TAXES

Taxe foncière:	**2900 EUR**

NOTES

DESCRIPTION

This is a rare opportunity to acquire a very successful holiday letting property with many options for owners accommodation and letting units. The property is offered in good condition and ready to let, with the majority of furnishings included. The current owner has many repeat bookings annually with a very high income potential. The success of this property is due in part to the flexibility of accommodation and the ability to take large group bookings both from international clients and large groups from Paris. With its significant grounds (approximately 6 acres) it can offer the possibility of medium sized weddings in partnership with the local marquee hire and catering companies.

The Accommodation is arranged as follows:
Main House is converted from one of the largest Barns in the surrounding area: Sitting room, Large dining room (able to accommodate 40+ diners) Kitchen, Lobby, Utility room, 5 large bedrooms (2 with en suite bathroom). Mezzanine and office. Bathroom.
Gite 5 Annexed to main House with separate access with Kitchen, Living room and 2 further bedrooms. Bathroom.

Traditional very large Longere which has been converted into 4 separate Gites, The various accommodation is as follows:
Gite 1; 3 Bedrooms (1 with en-suite) Living area, kitchen-dining room.
Gite 2; 2 Bedrooms, kitchen and living area,private terrace. (Offering limited mobility access)
Gite 3; 2 Double bedrooms, 2 children's Bedrooms, 2 Bathrooms. Living room and large kitchen-Dining room.
Gite 4; Large 1st floor 2 bedroom apartment with large open-plan living...