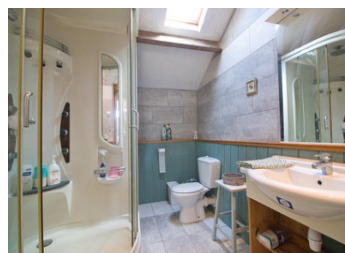
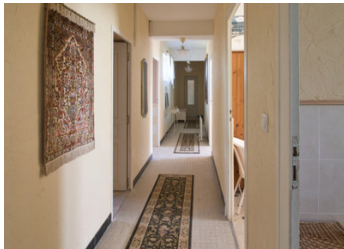


## Single-storey farmhouse with outbuildings and 2.2 acres of land



## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	9043 m2



## IN BRIEF

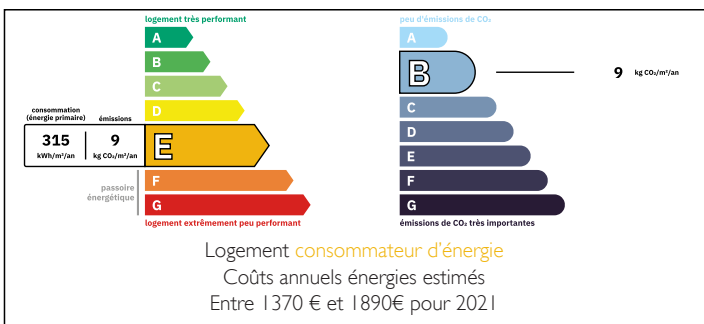
Spacious, single storey, 3-bed farmhouse, with 5 horse boxes, large agricultural buildings and over 2 acres of land, in quiet location just 4 kms from large village with all commodities.

Noyant is a market town, offering a variety of cafés and restaurants, schools and shops.

Noyant-Villages belongs to the natural and historical region of the Pays Beaugeois. Its wetlands and woodland areas are classified and protected for their ecological interest. Numerous heritage sites, as well as leisure facilities.

Market towns Le Lude and Baugé 16 km and 22 km, Saumur 40 km, km, Tours with its international airport 50 km, Angers 64, Caen ferry port 228 km.

## ENERGY - DPE



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.



## DESCRIPTION

The house has been used as a holiday home, but is perfectly habitable. Apart from the wood burner in the second reception room, the property is heated with ceiling fitted infra red heaters. It has been rewired. The individual sewage system is non-conforming.

Front door opens into large KITCHEN/SITTING ROOM (32.5 m<sup>2</sup>), with fitted kitchen and central island.

Off this room, down a couple of steps, is another large reception room (22.2 m<sup>2</sup>), with SITTING AREA with wood stove, and DINING AREA.

A long HALLWAY (15 m<sup>2</sup>) gives access to

- 3 large BEDROOMS (16 m<sup>2</sup>, 16 m<sup>2</sup> and 13 m<sup>2</sup>)
- BATHROOM (7.5 m<sup>2</sup>) with basin and bath
- SHOWER ROOM (7 m<sup>2</sup>) with shower, basin and WC
- WC (2.25 m<sup>2</sup>)
- UTILITY ROOM (12.8 m<sup>2</sup>), with plumbing for washing machine, and door to front garden

### OUTBUILDINGS

- STABLE BLOCK (84 m<sup>2</sup>), with open area, 5 horse boxes and storage area, loft above
- Small building (20 m<sup>2</sup>)
- Agricultural buildings (98 m<sup>2</sup> and 78 m<sup>2</sup>), one with attic above

The GARDEN is laid to lawn, with mature shrubs and trees and a well. Behind the house is a large field.

With some additional work, this large property has the potential to make a very comfortable home, with its numerous outbuildings and large plot of land. Perfect if you want to get away from it all, and become self-sufficient - or for a small agricultural/animal business.

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

## LOCAL TAXES

**Taxe foncière: 454 EUR**

## NOTES