

Large property consisting of 4 houses & 3 apartments with pool in a vibrant village in popular tourist area



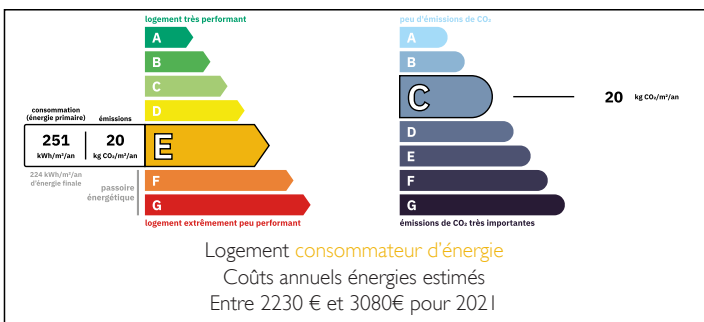
## INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	15
Bath:	8
Floor:	442 m2
Plot Size:	5242 m2

## IN BRIEF

This lovely property is situated in the centre of Parçay les Pins a pretty village with boulangerie, corner shop, Bar/Restaurant, hairdressers and museum. It is only 10 minutes from Noyant, 20 minutes from the famous vineyards and town of Bourgueil, and a similar distance to Saumur and the Loire. Tours, with its scheduled flights to Stansted and TGV service to Paris and London is only 45 minutes distant. The Golf courses at Bauge/Pontigny and Chateau des 7 Tours are approximately 20 minutes away. The car ferry at Caen is less than 3 hours by car.

## 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

A fantastic opportunity to purchase a large Gite complex. The property was operated very successfully and profitably for over 20 years but has not been in use for a number of years. The property is in generally good condition but will need to be refurbished to bring it back to its previous high standards. It is also in a village with many amenities making it ideal for visiting family groups.

The property consists of the following accommodation:

Two large 3 bedroomed houses, a further two 2 bedroom houses, two 2 bedroom apartment and a one bedroom apartment.

The whole is arranged around a large courtyard with a further large reception/ function room. There is a swimming pool in the private rear gardens. There is separate guest car parking area and various other outbuildings..

-----

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

## NOTES