LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48325DBR49 Price: 473 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (450 000 EUR without fees)

Large "Maison de Maitre" in good condition in ideal position to access Saumur and the surrounding area.















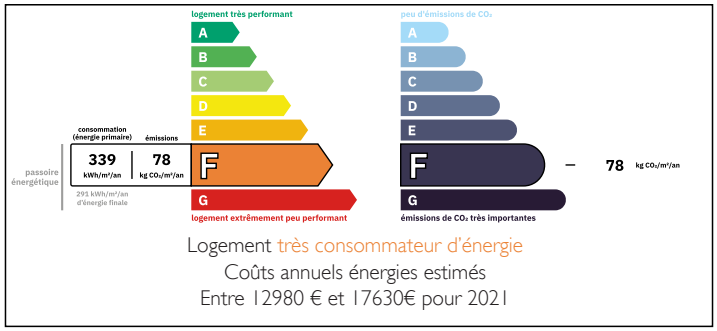
INFORMATION

Town:	Noyant-Villages
Department:	Maine-et-Loire
Bed:	4
Bath:	5
Floor:	333 m2
Plot Size:	4410 m2

IN BRIEF

Situated 20km North of Saumur near La Pellerine. All commerces are available in the town of Noyant approx 5 minutes drive away including supermarket, bars, restaurant, Boulangerie etc. equidistant between Angers and Tours, ideally located to enjoys this lovely part of the Loire. Flights from Stansted to Tours and TGV services are easily accessible.. The car ferry at Caen is less than 3 hours and Eurotunnel approx 5 hours by car.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 12980 € et 17630€ 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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LOCAL TAXES

Taxe foncière: **950 EUR**

NOTES

DESCRIPTION

This magnificent property could be a large home and/ or an up market chambres d'hote. The property is situated on the Saumur road from Noyant. It is in good overall condition and benefits from a complete roof renovation approximately 10 years ago as well as the majority of the property having been rewired. Various parts have been updated to provide a separate guest wing and the 2nd floor has started to be renovated with a luxury bathroom already completed. Grounds of approximately 1 acre including a separate vegetable garden.

The accommodation briefly comprises the following: Entrance hall, rear corridor. Large main salon, Bureau, Dining room, Kitchen, 2 utility room. WC. oak staircase leading to the 1st and 2nd floor landings.
1st floor: Landing and corridor. Dressing room, Bedroom 1 with en-suite Bathroom with WC, 2nd Bedroom with en-suite Bathroom and WC. 3rd Bedroom with en-suite shower room and WC.
2nd floor: Landing and corridor. 3 large attic rooms. Access to small roof terrace. Large luxury Bathroom and WC.
Separate Guest annex: Either private exterior entrance or accessed from the main house via internal doors. Large fitted kitchen and sitting room. Stairs to first floor. Bedroom and Bathroom with WC.

There are various outbuildings for garaging or storage. The garden is mainly lawn, mature trees and shrubs. There is also a lovely greenhouse. The gardens are partly walled and there is a separate vegetable garden.
The house is accessed via a large gate and driveway from a side road.

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