

Picture perfect country cottage with 3 bedrooms, pretty garden and small barn in the centre of Millac



INFORMATION

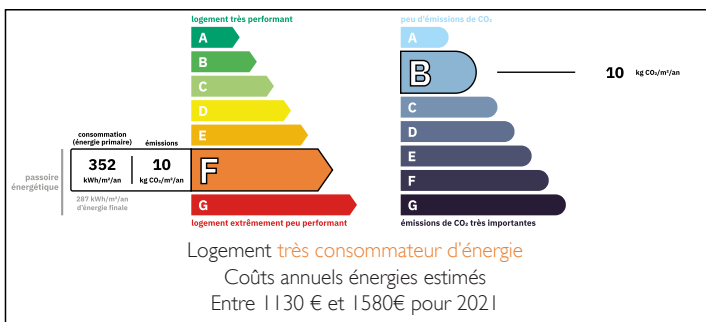
Town:	Millac
Department:	Vienne
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	432 m2

IN BRIEF

****Under offer**** This gorgeous 3 bed house, all at ground level, has been beautifully decorated inside and is perfect for those looking to move straight in and enjoy without any works to be done. The stunning lounge, with woodburner in the fireplace, has a view of the pretty back garden with a small barn at the far end. With 3 good sized bedrooms, all decorated with taste, modern tiled bathroom and a delightful bright kitchen this property is a little gem situated only a few steps from the centre of Millac with the open countryside on your doorstep. Add to this the extra plot of garden just across the street, a perfect little hideaway or perhaps as a vegetable garden, with a parking space in front then there really isn't anything else you need to come and live the good...



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 front door leads into the attractive tiled entrance hall. To the left is the first of 3 bedrooms with a window to the front of the property (13.2m²).

At the far end of the hall is the second bedroom with a wonderful high ceiling and velux window creating a bright and comfortable room (12.2m²).

To the right of the hall is the entrance into the stunning living room with its attractive fireplace and woodburner. A door leads directly out to the pretty attached back garden.

From the lounge are doors leading to the modern tiled bathroom, with a large bath and plumbing for the washing machine, the third bedroom (8.6m²) with window over the back garden and the brightly tiled and superbly designed kitchen.

At the far end of the garden is a good sized barn (18m²) with mezzanine level with electric and lighting. This could be ideal for storage or as a workshop. Another smaller stone building in the garden makes a great shed and the pretty hidden nooks in this garden create some really attractive seating areas.

The back garden has attractive double gates leading to the small street. A couple of steps to the other side of the road take you to the second parcel of garden belonging to this lovely property with pretty shrubs and a laburnum. In front of this piece of garden is a gravelled area perfect for parking your car.

Double glazed and on mains drainage...

LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: EUR

NOTES