

Pretty 2 bed detached house with outbuildings, perfect for extension potential, large garden and pond.



## INFORMATION

Town:	Millac
Department:	Vienne
Bed:	2
Bath:	2
Floor:	87 m2
Plot Size:	2095 m2

## IN BRIEF

This delightful detached cottage in a peaceful hamlet has been lovingly decorated inside. The living room has an attractive woodburner, modern kitchen and space for a large dining table, perfect for entertaining.

The conservatory overlooks the large back garden, with pond, and views of the stunning countryside.

The downstairs bedroom is a bright and comfy space and leads to a bathroom with shower and plumbing for a washing machine.

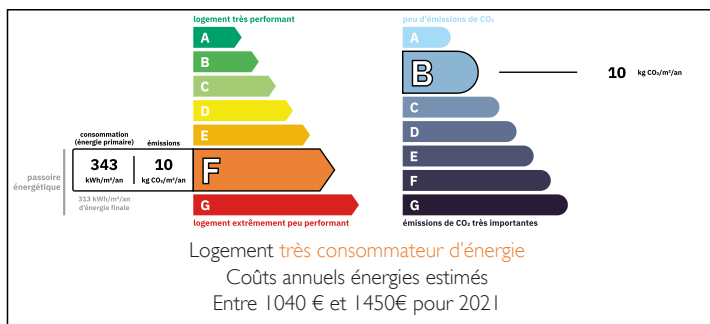
The attractive spiral staircase leads to the master suite on the top floor with a large bedroom area and a superbly designed bathroom with roll top bath and separate shower cubicle.

The large number of outbuildings and barns with this property could be the ideal way to extend the living space or perhaps to develop into holiday gites?

Either way, this delightful property is the perfect get away from the hustle and bustle...



## ENERGY - DPE



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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 large living space (32m<sup>2</sup>). The modern equipped kitchen has an induction hob and attractive worksurfaces and there is ample space for a large dining table. The attractive fireplace houses a large woodburner, just perfect for those cosy evenings on the sofa.

The downstairs bedroom (12.9m) is a bright space with plenty of space for wardrobes/drawers. There is an ensuite bathroom (5.3m<sup>2</sup>) with shower cubicle, wc, sink, washing machine plumbing and large storage cupboard.

The conservatory has a delightful view over the land that surrounds this property with a pretty pond at one end.

The wooden spiral staircase leads upto the first floor where the magnificent master suite is located. With feature stone walls, character bullseye windows and a breathtaking ensuite bathroom.

Outside are a large number of stone outbuildings, including a garage and a barn. Ideal for storage these buildings also offer fabulous potential to the next owners. Perhaps you are looking at developing holiday lets or maybe you want to design your own fabulous extension to the main house. The septic tank is unlikely to conform to modern regulations, although it works without issue currently.

Located in a peaceful hamlet, with neighbours nearby, this property is perfect for enjoying the countryside without feeling isolated. Only 15 minutes drive to the town of L'Isle Jourdain with its supermarket, doctors, bakery and restaurants or 10 minutes to the attractive town of Availles-Limouzine.

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Information about risks to which...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES