

Attractive 3 bed detached house with small barn, garage and gardens in a pretty hamlet

EXCLUSIVE



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	3
Bath:	1
Floor:	78 m2
Plot Size:	3198 m2

IN BRIEF

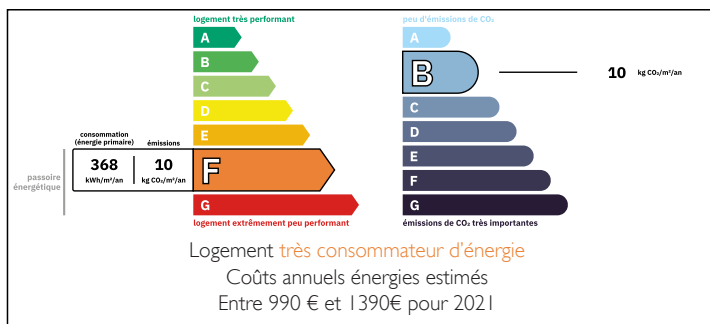
This delightful property over one level is a real gem with a lot of potential to increase the living space if required. With many areas already well renovated, new electrics, plumbing/bathroom, 4 year old water heater, new insulation, new kitchen and lounge tiled floors and feature fireplaces this comfortable house is habitable straight away and needs to be seen to be fully appreciated.

The attached barn is an ideal storage space or could be the ideal project for the new owners to extend into (and even above). The separate garage, housing the well, also leads through to another room that could be used as a workshop or studio.

With a large attached garden, private courtyard area and another parcel of land opposite with raised beds, fruit trees and small pond this is an idyllic location to live the...



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 enters into a tiled hallway in the centre of the property. To the right is the cosy living room with large window to the front and an attractive fireplace housing a wood burning stove. This room leads to the beautiful country style kitchen at the rear of the property with plenty of room for a table and chairs. The old chimney place has been creatively updated making a beautiful feature in the centre of the room housing the stove/oven.

To the left of the entrance hall way is the front bedroom 10.6m² with tiled floor. The rear bedroom 10.4m² overlooks the private gravelled courtyard at the back of the house. This room also leads through to the 3rd bedroom, currently used a studio/home office, with a door leading out to the side passage. The new bathroom has a pretty, standalone, bath with shower attachment and character tomette tiled floor. A separate laundry room houses the electric hot water heater and the washing machine.

There are 3 small outbuildings attached to the house as well as the larger attached barn. The separate garage also leads through to another room that could be perfect as a workshop or studio with a little bit of work.

The outside space is all fenced with a large lawn area with flowerbeds as well as the rear courtyard behind the house. On the other side of the lane is another large area of...

LOCAL TAXES

Taxe foncière: 300 EUR

Taxe habitation: EUR

NOTES