

The perfect project property - 1 bed, single storey, detached cottage with large garden



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	1
Bath:	1
Floor:	43 m2
Plot Size:	1833 m2

IN BRIEF

****UNDER OFFER**** This cute cottage is located in a lovely rural village without being overlooked by the neighbours. In need of renovating the detached property sits in a good sized plot, with front garden and driveway, and a large mature garden behind the house with room for a sun terrace.

The kitchen and living areas are currently open plan (29.5m²) with one bedroom (8.9m²) and one bathroom leading from the main room.



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe foncière: 160 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The front door leads directly into the kitchen area of the open plan living space with a window over the back garden, perhaps this could be modified into a patio door out onto a terrace in the future (subject to permissions).

The living room has a window to the front of the property and at the far end of this room are the doors leading to the bedroom, with window to the front of the house, and the bathroom at the back of the house with corner bath, sink and wc.

The property is single glazed and currently does not have any fixed heating installed, although a wood burner had been installed in the living area in the past. The house benefits from mains drainage.

Next to the house is a wooden shed that houses the electric metre.

The back garden is a great size and houses various wooden sheds, as well as a small cabin, that are not visible from the house thanks mainly to the size of the plot but also the mature trees.

In need of works to modernise the property, this could be the perfect blank canvas for someone looking to put their own stamp on a house. In the heart of the village of Millac, with its local bar and shop, and close to the larger towns of Isle Jourdain, Confolens and the racing circuit at Le Vigeant this could be the perfect lock up and leave holiday home, a fabulous gîte...