

In a protected picturesque village, 3-storey house with 3 terraces and stunning views.

EXCLUSIVE



INFORMATION

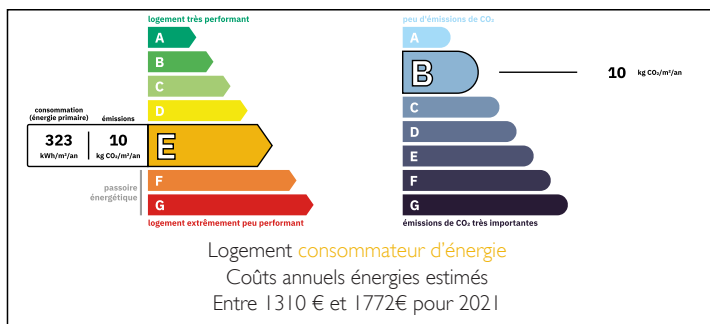
Town:	Millau
Department:	Aveyron
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	277 m2

IN BRIEF

Beautiful 3 story character property in picturesque medieval village. The village has a restaurant / café around a fountain and views of the surrounding countryside. Unusual for this type of property it comes with a garage on the ground floor. The house has many original features including 2 wood burners and expose stone walls. There are 2 separate terraces and a terraced garden at the back of the property. The house can be accessed separately on each level making it very flexible on how it can be used. This makes a perfect holiday home or permanent home since the property is double glazed and has reverse air conditioning plus Internet.



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.



LOCAL TAXES

Taxe foncière: 792 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

LOWER GROUND FLOOR

Good sized garage for 1 car, can be extended to fit 2 cars

GROUND FLOOR

Front terrace leading to front door and kitchen/diner and living space. From the living space you enter the first bedroom with shower room and utility room. There is also access to the second terrace from the utility room.

FIRST FLOOR

Second kitchen and living room plus large bedroom with dressing area and shower room.

SECOND FLOOR

Large loft with development potential and access to the back garden

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>