

This is a fantastic opportunity for you to purchase a large, west facing sous sol situated on 1535m2 of land.



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	1535 m2

IN BRIEF

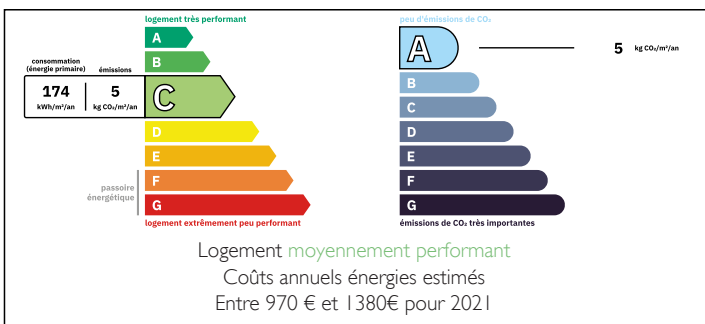
This is a fantastic opportunity to purchase a large westerly facing house set in 1535m2 of land. The property benefits from a state of the art Pompe a Chaleur, double glazing and a large feature veranda that offers lovely countryside views and serves as a great place to entertain. The interior is equally spacious with a piece de vie, open plan kitchen, office, two bedrooms and a shower room. The basement offers a garage, a further bedroom, a workshop and a room to be converted as required.

There is a lean-to at the side of the house, with a small water recuperation tank. There is a large long garden with 2 small chicken sheds

The location is truly tranquil, offering serene country views that are sure to delight.



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

On entrance to a verdanda/conservatory

Conservatory 8.35m x 2.80m approx

Entrance hall 3.66 x 1.3m approx

Dining Kitchen 3.58 x 3.80m approx

Living/dining room 7.61 x 3.59m approx

Office 2.62 x 3.73m approx

Inner Hallway 5.04 x 0.85m approx

Shower Room 2.84 x 2.36m approx

Bedroom 1 - 2.95 x 3.72m approx

Bedroom 2 - 2.82 x 3.16m approx

SOUS SOL

Garage 12.90 x 3.71m approx

Kitchen/Room 3.68 x 5.36m approx

Workshop 3.43max to 2.3m min

Bedroom 3.59 x 3.79m approx

LOCAL TAXES

Taxe foncière: 490 EUR

Taxe habitation: EUR

NOTES

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