

A unique property including an existing stone house, stunning new barn conversion to finish and garden

EXCLUSIVE



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	5
Bath:	3
Floor:	118 m2
Plot Size:	3136 m2

IN BRIEF

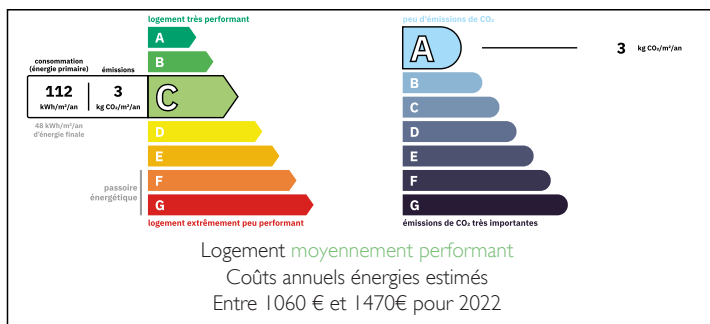
A unique property in the heart of this friendly village. The current stone house has 2 bedrooms and a bathroom on the first floor, large living room with kitchen, shower room and 3rd bedroom/reception room on the ground floor.

The real wow factor is the attached barn conversion that has been thoughtfully designed with a huge open plan living area, with a modern kitchen to fit, and an attractive mezzanine level above for bedrooms as well as more space to complete as you wish.

The original plans have the new conversion knocking through into the existing house to make a huge family home that could equally be perfect as a chambre d'hôte/B&B.

Much of the heavy work has been completed in the barn conversion allowing the new owners to "tweak" the design to suit them and complete the interior to...

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 existing habitable stone house welcomes you into the centre of the property. To the left is a large, double aspect room, currently used as a living space with a corner kitchen. There is a small shower room, with wc, next to the stairs off the entrance hall. To the right is a downstairs bedroom that would be the space that connects through to the barn conversion, once completed.

The wooden stairs lead to an upstairs landing with a large, double aspect, master bedroom, bathroom, with bath, and a further bedroom.

Some modernising, and a new kitchen, will be required in this house depending on how the new owner envisions the layout/use of the property as a whole with the barn conversion. The current owners plan was to finish the barn conversion, move into that side and complete the renovations on the existing property.

The barn conversion has a central living room, flooded with light from the glass doors at the front and the patio doors at the rear overlooking the patio and garden. Plumbing has been laid for the modern, gloss kitchen (supplied) to be fitted at one end of this room and the large woodburner,(supplied) at the other. Behind the kitchen is a bright laundry room, a downstairs wc and another room currently used as a catering kitchen (with independant access to the front courtyard).

Above the living area is a large mezzanine level that would be perfect for I...

LOCAL TAXES

Taxe foncière: 300 EUR

Taxe habitation: EUR

NOTES