

Pretty 2 bed cottage with large garage/barn, covered terrace and garden



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	2
Bath:	2
Floor:	103.75 m2
Plot Size:	627 m2

IN BRIEF

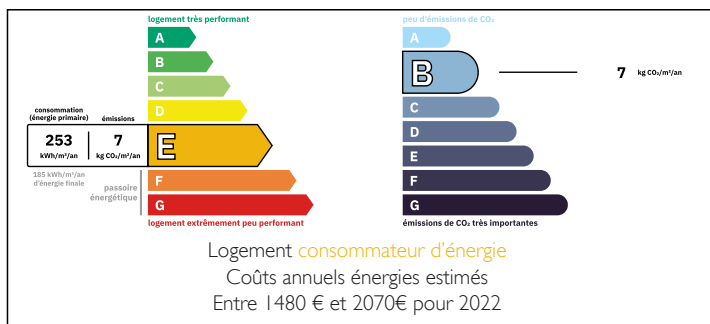
A gorgeous 2 bed end of terrace house with a large garage/workshop, delightful shaded outdoor seating area, garden and private courtyard.

Located in a peaceful hamlet surrounded by countryside yet still only 5 minutes drive to the centre of L'Isle Jourdain

With the neighbouring property also for sale (A37987LW86) this ensemble could be perfect as a home and business



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 habitation: EUR

NOTES

DESCRIPTION

This charming house has a bright and welcoming kitchen with plenty of space for a table and chairs. There is a laundry/pantry area behind the kitchen that leads to a downstairs shower room as well as an exterior door leading to a small private courtyard. Continuing through from the kitchen is the elegant living area, with dining space, wood burning stove and wonderful character beams in the ceiling. The attractive wooden staircase leads up to 2 good sized bedrooms (12m² & 11m²). From the master bedroom a couple of steps lead down into the amazing bathroom with bath, sink, wc and heated towel rail, a really stunning room that you will not want to leave!

Opposite the kitchen door, just across the lane, is the large garage/workshop with concrete floor, mezzanine level above and sliding door. There is an exterior seating area that overlooks the pretty lawned area or if the sun gets too hot why not move into the sheltered terrace, draped with wisteria and with a view over the vegetable patch what a wonderful space to enjoy evening meals and drinks with friends.

Only a few minutes by car to the attractive riverside town of L'Isle Jourdain with its supermarket, bakery, doctors and tourist attractions.

The international airports at Limoges and Poitiers are only approximately 1 hours drive away

The neighbouring property, also for sale, has been successfully rented out for holiday lets and these 2 properties could be purchased together if required to...