

Pretty village house with 2 bedrooms, gardens, barn and lots of potential



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	2
Bath:	1
Floor:	74 m ²
Plot Size:	1771 m ²



IN BRIEF

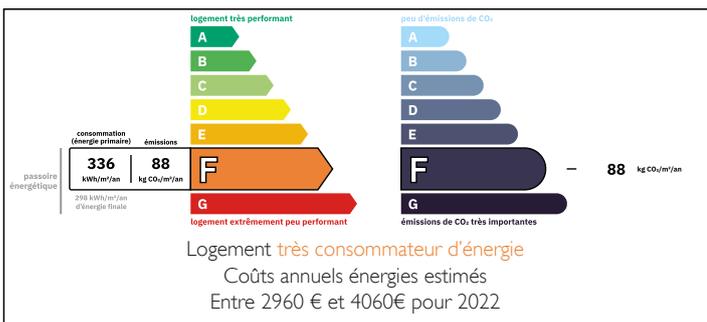
A charming property in the heart of the village, perfect as a lock up and leave holiday home or equally as a comfortable main residence.

There are 2 good sized bedrooms on the first floor as well as an attic space that could be converted into a third bedroom or a bathroom if required.

At the rear of the property is a small garden as well as a barn, ideal for storage or as a workshop.

Opposite the property is a large garden that would make a fabulous vegetable plot or perhaps even to construct a garage on the portion that is constructible (subject to permissions)

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 front door of this lovely village house welcomes you in to the bright and cheerful kitchen with space for a table and chairs in the centre.

To one side is the living room with wooden floor and window over-looking the front of the property. To the other side of the kitchen is a laundry area, housing the boiler, with door out to the back garden. There is also a modern, tiled, shower room with sink and bidet as well as a separate lavatory.

The stairs lead from this area up to the first floor. On this level are 2 good sized bedrooms, each with wooden floors and windows to the front of the property. There is also an attic space on this level, a gain with original wooden floor, taht could be developed into more living space (permissions required) to create a 3rd bedroom or perhaps a first floor bathroom.

The house is double glazed throughout with good quality PVC frames.

At the rear of the house is a small attached garden with a barn and shelter.

In front of the property, just across the street, is a long area of garden. This space would be perfect as a vegetable patch and garden but the part closest to the street could also be used to build a garage if required (permissions required).

A delightful property with lots of potential in a friendly village with French, British and Dutch residents to name but a few.

Only...

LOCAL TAXES

Taxe foncière: 336 EUR

Taxe habitation: EUR

NOTES