

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



## INFORMATION

Town:	Millac
Department:	Vienne
Bed:	2
Bath:	1
Floor:	74 m <sup>2</sup>
Plot Size:	1771 m <sup>2</sup>



## IN BRIEF

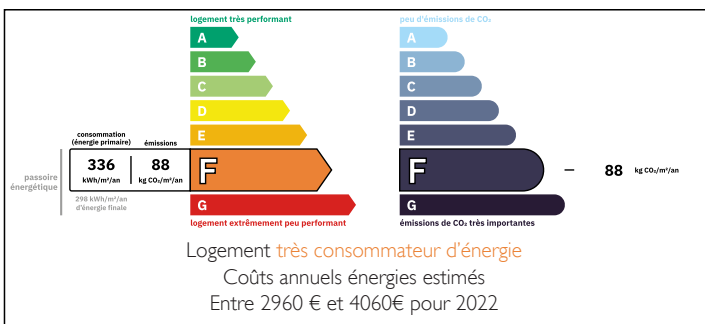
A charming property in the heart of the village, perfect as a lock up and leave holiday home or equally as a comfortable main residence.

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**

## NOTES