

A lovely stone cottage with 3/4 bedrooms, large kitchen, barn, small garden with well and lovely rural views.

EXCLUSIVE



INFORMATION

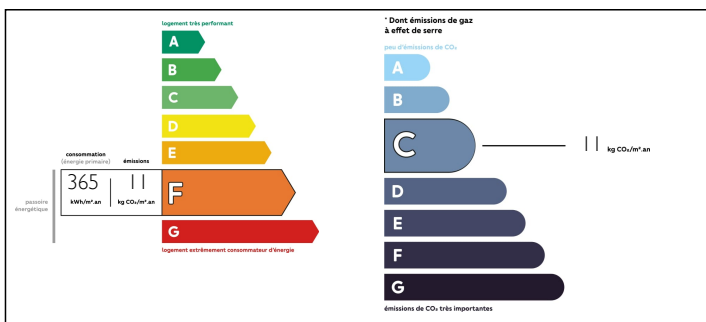
Town:	Millac
Department:	Vienne
Bed:	3
Bath:	1
Floor:	60 m2
Plot Size:	618 m2

IN BRIEF

A super project that you can put your own stamp on, this stone cottage nestled in the countryside offers wonderful views and peace and quiet without total isolation thanks to the few neighbours in the hamlet. A fabulous house in which to realise the home of your dreams. It has a huge (32m²) kitchen with plenty of space for a big table for entertaining friends and family, a large sitting room next door with an insert wood-burner and a tiled floor. The master bedroom on the ground floor overlooks the back garden with an oak floor and exposed beams and there are 2 further bright bedrooms located upstairs. The hamlet is in the commune of Millac, although the village itself is about 4½ km away, but has a beautiful church, a bar and restaurant and a little grocery shop. For more comprehensive amenities you would drive...



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

This property has a lot of potential as holiday home or main residence in a small quiet hamlet between Availles Limouzine and L' Isle Jourdain with 3 or 4 bedrooms and a large barn attached. There are peaceful rural views from the front and rear of the property.

Two front doors provide access to the living room or the kitchen, both rooms are interconnected. The living room has an attractive old red brick floor and a window which looks out across a small country lane and surrounding fields. The light, airy kitchen is a good size and big enough to comfortably fit a dining table. A hallway at the rear of the property provides access to another large room, which could be used as a master bedroom (or more living space), and the bathroom. The back door in the hallway takes you out into the pretty garden. Upstairs are two small but light bedrooms, both with velux windows.

The barn is attached to the house, an ideal opportunity during the renovations to create an even bigger living space.. The manageable sized garden behind the house has a lovely view across the field which is owned by a local farmer. At the front of the property across the lane is another small garden area with a well.

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

NOTES