

Delightful renovated 2/3 bed village house with courtyard, barn, independant building and land



INFORMATION

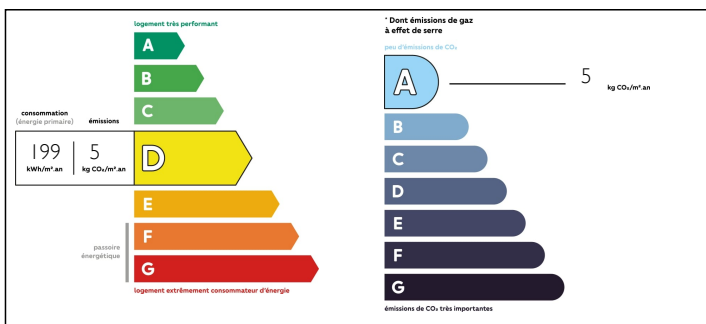
Town:	Millac
Department:	Vienne
Bed:	2
Bath:	1
Floor:	151 m2
Plot Size:	1474 m2

IN BRIEF

This pretty country house has been recently renovated with the walls and roof well insulated. The front door leads into the bright and welcoming kitchen/dining room with insert wood burner. Double glazed throughout, the vast living room maintains its character with exposed wooden beams in the ceiling and double doors leading out to the private rear courtyard. South facing, this sun-trap has a sheltered terrace perfect for eating outdoors in the hot summer months. The master bedroom is a huge space of 33m², the second bedroom is 19m² with a large velux window and the large landing (16m²) is used as the third bedroom. A separate building is currently used for storage but, with independant access to the street, this could be ideally renovated as a gîte (subject to permission and connection of mains water) or as the perfect home office. Large barn with concrete floor Separate section of land a few steps...



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.



LOCAL TAXES

Taxe foncière: 166 EUR

NOTES

DESCRIPTION

From the quiet street you enter this lovely property via the kitchen/dining room (27M²). With fitted cupboards, electric oven/hob and a fitted dishwasher there is plenty of room for a dining table and chairs. The attractive fireplace has an insert woodburner and with plenty of space for a sofa too this room is a lovely bright heart of the home. Through to the enormous lounge (33m²) with pellet burner double glazed window to the front and patio doors to the rear looking out over the south facing courtyard.

Behind the kitchen is a hallway with stairs leading to the first floor that also leads to the downstairs bathroom. The bathroom has double sinks, tiled shower, wc and plumbing for the washing machine as well as housing the electric hot water cylinder.

On the first floor is a huge master bedroom with large velux roof window as well as 2 windows to the front of the house. This room (33m²) has plenty of room for more than 1 bed if required.

The second bedroom, nicely decorated in lavender shades, is the other side of the landing with another large velux window.

The landing itself is so large that it is currently used as a third bedroom and a seating area.

At the rear of the house is pretty courtyard area that faces due south with gravel floor and pretty shrubs. There is a covered terrace, perfect for alfresco dining, that also leads...