LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46642LW86 Price: 199 950 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 139 EUR without fees)

Amazing ensemble of 3 bed house with 2 bed gîte, both beautifully furnished, gardens, land and outbuildings















INFORMATION

Town:	Millac
Department:	Vienne
Bed:	5
Bath:	3
Floor:	169 m2
Plot Size:	10862 m2

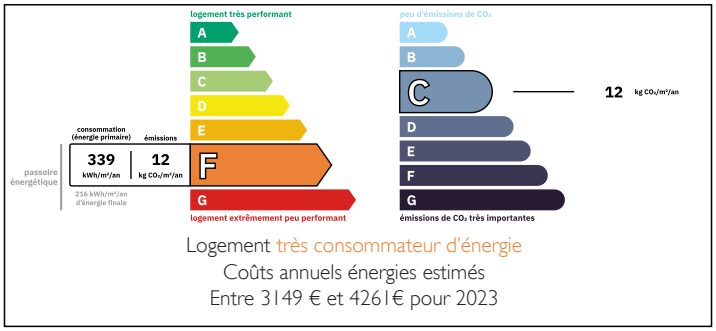
IN BRIEF

If you are looking for a gorgeous, comfortable home with ready made income potential, and more besides, then this is the property for you! Both properties come furnished and are ready for you to simply move in and enjoy.

The main house has 3 bedrooms, 1 on the ground floor, 2 bathrooms and delightful reception rooms that have been decorated and furnished with taste. With a delightful private back garden as well as a pretty covered front porch making the most of the beautiful surroundings. The neighbouring gîte, with 2 bedrooms and private courtyard has proven income potential or is perfect for multi-generation families or accomodating visiting friends and family.

Large outbuildings and flat grassy paddocks perfect for a small holding/grazing complete this superb ensemble that must be viewed to be fully appreciated.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3149 € et 4261€ pour 2023

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46642LW86 Price: 199 950 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 139 EUR without fees)







LOCAL TAXES

Taxe foncière:	**857 EUR**

NOTES

DESCRIPTION

The larger main house welcomes you via the attractive covered porch/veranda, a delightful space to sit and enjoy your morning coffee or en end of the day apéro with friends.
Inside, the large living room has plenty of space for a dining area, lounge and attractive fitted kitchen creating a great family or entertaining space. At the rear of the house is a comfortable lounge/tv room with wood burner and access out to the patio and large back garden.
The other side of the kitchen is a well thought out space currently used as a home office and a downstairs bathroom with lavatory. There is also a good sized downstairs bedroom on this level.
Upstairs the landing leads to the second bedroom as well as the master suite with a large bedroom and ensuite bathroom.

Heated via electric radiators and also 2 woodburners the current owners energy costs are around €2000 per year

The neighbouring property has independant access via a lovely courtyard garden. Inside is an open plan living room with fitted kitchen, a dining room or office space, bathroom with shower cubicle and wc, a good sized double bedroom and a second single bedroom. This property is completely independant and is ideal for a smaller permananent residence or equally as a holiday rental with proven income in the past. Also being sold furnished so can be ready to generate income for new owners with the minimum of delay.

There is a barn...