LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46643LW86 Price: 299 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (282 075 EUR without fees)

Charming stone house with stunning views, independant studio, large barn, land and pool.















INFORMATION

Town:	Millac
Department:	Vienne
Bed:	3
Bath:	3
Floor:	148 m2
Plot Size:	25478 m2

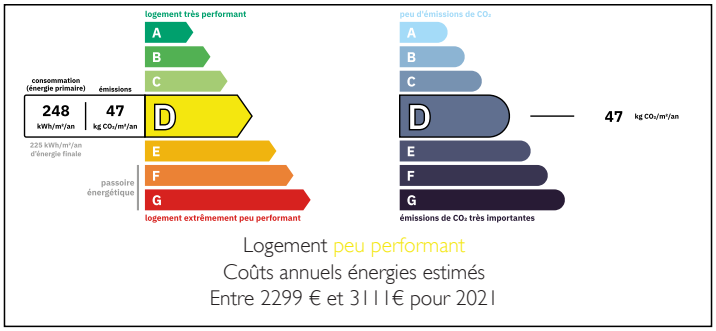
IN BRIEF

Welcome to paradise! The view catches your breath as you arrive at this substantial property nicely tucked away in small hamlet of 3 properties.

When you can draw your gaze from the superb view of the valley and surrounding countryside you will see the attractive farmhouse with outside terrace and above ground pool on one side and on your other the studio/guest house and large barn that could also be developed into a second dwelling (permissions required).

Surrounded by land, partly wooded at one end, with fruit trees, decorative shrubs and pretty flower beds you really will feel as though you have arrived in paradise.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2299 € et 3111€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This beautiful property, located in a small hamlet, welcomes you via the private driveway.
The main house is an attractive stone house with a beautfiful covered terrace on one side with views over the pool, land and valley beyond. Inside there is a large open plan room with fitted kitchen and space for a dining table with views from the patio doors.
At the far end of this superb family room is a great sun room, with tiled roof, perfect for taking some time out and enjoying the countryside when the weather is not good enough to be outside.
Behind the living area is a comfortable lounge with wood burner, this could also be a 3rd bedroom perhaps if needed. A hallway/cloakroom leads to a bright and modern bathroom on the ground floor with shower cabin, sink and wc.

Beautiful oak stairs lead from the main room upstairs to 2 bedrooms and a second bathroom, with shower, wc and sink.
The boiler room, accessed from outside, near the covered terrace, houses the modern heat pump heating system, as well as having plenty of room for storage or as a boot room.

The other side of the above ground pool is an immense stone barn with tiled roof (105m²) and concrete floor. Currently used as a workshop, with triphase electric connection, this impressive building could also be developed into a second house (subject to permissions) extending the habitabe surface available or perhaps creating a superb commercial opportunity for...

NOTES

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