

Ideal lock-up and leave holiday home with courtyard garden in a friendly village.



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	2
Bath:	1
Floor:	77 m2
Plot Size:	114 m2

IN BRIEF

A super village house with 2 double bedrooms that would be ideal as a holiday home.

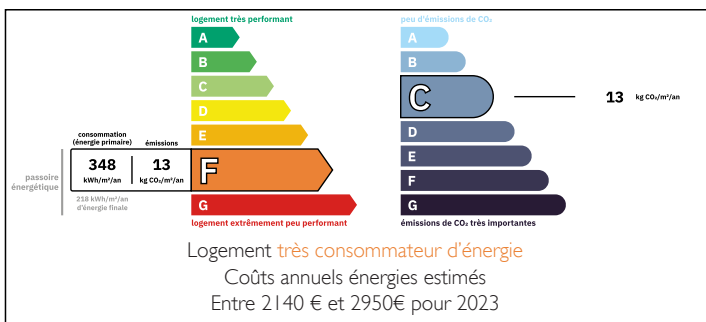
There is a large, bright living room with wood burning stove, an "L" shaped kitchen and a clean, tiled bathroom on the ground floor. On the first floor the landing leads to the 2 double bedrooms with beautiful oak floors.

The private courtyard at the rear of the property has various stone storage sheds and is a super sun trap. At the side of the house is a covered outside space with access gates to the front of the property, a great place to take advantage of the shade at the height of summer.

Only a few minutes walk from this friendly village centre with it's bar and community hall.



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

Front porch with attractive door leads into the large living room with window to the front of the property and superb wood burning stove 25.2m². Rear hallway, with door to the courtyard, leads to the L-Shaped kitchen with velux roof window and breakfast bar (10.8m²). Tiled bathroom with lavatory, sink and bath with shower attachment. Staircase leads up to the landing and access to each bedroom. Bedroom 1 with window to the front of the property 11.6m². Bedroom 2 has velux roof window and sloping ceiling (10m²).

Rear courtyard has plenty of space for table and chairs as well as pots of plants. There are 3 small stone outbuildings ideal for storage and wood as well as the covered patio area at the side of the house with access gates to the front.

On mains drainage, mix of single and double glazed windows. Electric radiators and wood burning stove for heating with electric hot water heater.

Located in a quiet street only a few steps away from the centre of the village. The larger town of L'Isle Jourdain, with its supermarket, doctors and restaurants is only a 10 minute drive away.

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

LOCAL TAXES

Taxe foncière: 311 EUR

NOTES