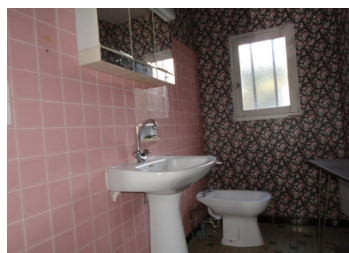


Wake up to superb countryside views, 2-4 bed house, outbuilding, garden, +possibility for more land .



INFORMATION

Town:	Millac
Department:	Vienne
Bed:	2
Bath:	1
Floor:	84.09 m2
Plot Size:	301 m2



IN BRIEF

Wake up to superb views across the countryside. This two bedroom (semi-detached) house has potential for one or two more bedrooms. It has large outbuildings and a nice enclosed garden. There is room for improvement but it is habitable straight away. It comprises : entrance hallway with WC, shower room, kitchen dining room opening on to living room, door leading to storeroom/garage. Small understairs storage. On the first floor 2 bedrooms with an additional room which could be converted into one or two further bedrooms. There is also a long hallway which you could make into a study/office area. To the side of the house there is a small courtyard area and an enclosed garden with 2 outbuildings.

ENERGY - DPE



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.



DESCRIPTION

GROUND FLOOR

Entrance leading to

WC

Hallway 4.2m x 1.1m approx

With water heater and plumbing for washing machine.

Hallway 3.2m x 1.0m approx

Shower room 3.1m x 1.6m approx

Tiled floor and part tiled shower unit, washbasin and bidet.

Kitchen/Dining Area

3.3m x 3.8m approx

With built in large cupboard and sink unit, woodburning stove.

Tiled floor

Living Room

5.3m x 3.9m approx

With open fireplace. Tiled floor.

Door leading to

Garage/Storeroom

5.5m x 3.6m approx

Suitable for use as a garage or large storeroom. Containing electric fusebox.

Staircase leading to

FIRST FLOOR

Long hallway 7.3m x 1.2m approx with potential to make an office space

Bedroom 1 - 3.9m x 3.8m approx

With feature wall lights and window to the front of the property with open views over the countryside.

Bedroom 2 - 3.3m x 3.8m approx

Window with views over the open countryside.

NOTES