

A one bedroom town house with garden built against the cliffs of this historic town



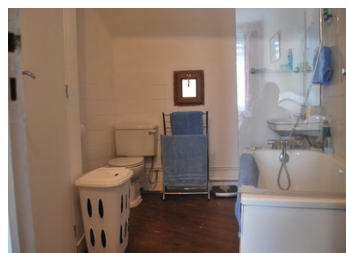
## INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	1
Bath:	1
Floor:	69 m2
Plot Size:	507 m2

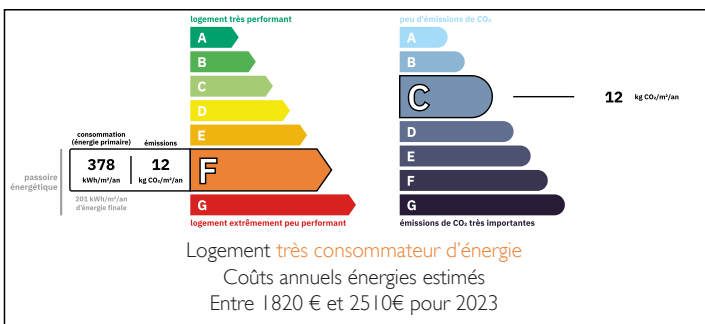


## IN BRIEF

Nestled down a quiet road in walking distance to the old town of Montmorillon - enjoy outdoor living in the attached courtyard or the terraced garden -- would make a great holiday home



## 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

From the front entrance enter into  
Large kitchen / dining room 4.8m x 6.2m and 3.8m x 3.8m - pellet burner  
door to storage room - 4.5m x 2.8m - door to courtyard and garden

First Floor

Living room with wood burning stove 5.6m x 4.4m

Bedroom 3.1m x 4.4m

Bathroom 2.3m x 2.9m

Door from living room to a small terrace overlooking the cliffs

Outside

Courtyard approx 9m x 7.2m with storage building of 5m x 2.2m

Two open caves approx 6.6m x 7m and 8m x 6.4m - one having fresh water source

Stairs through the storage shed to garden terrace - laid to grass with mature trees and shrubs - patio area to have those quiet relaxing evenings over a glass of wine overlooking the River and town

Windows - double glazed

Mains Drains

Attached on one side

Heating - electric radiators / pellet burner and wood burner

The airports at Poitiers and Limoges are approx one hour away

The town of Montmorillon is just a moments walk away

Parking is a moments walk down the lane

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES