

Charming 4-Bed Town Centre Property in Popular Montmorillon



INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	1
Floor:	148 m2
Plot Size:	180 m2

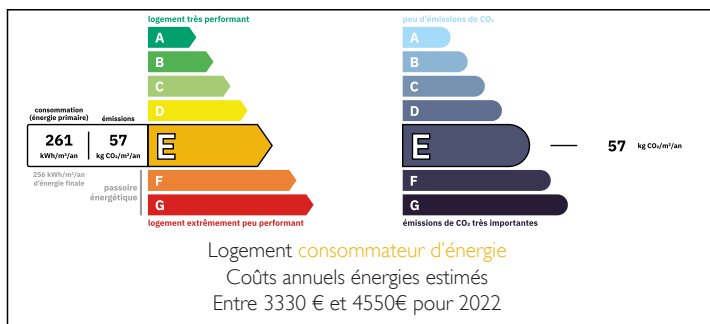


IN BRIEF

Situated on a quiet street just moments from the heart of Montmorillon, this charming home offers both convenience and tranquillity. Shops, bars, and restaurants are all within easy walking distance, making it an ideal location for town living.

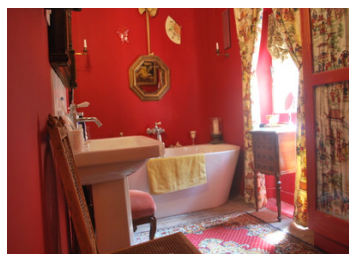
The property features three double bedrooms and one single, a ground floor WC, and a first-floor family bathroom with toilet. Outside, two delightful courtyard gardens provide perfect spaces for al fresco dining and relaxing in the sunshine.

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

Enter from the street into
Entrance hallway with WC and door to
Salon 6.3m x 3.7m - open fireplace to allow
installation of a wood or pellet burner
Kitchen 5.9m x 2.9m - door to courtyard
Dining room 3m x 3.3m - door to larger courtyard

First floor

Bedroom 1 4.1m x 2.9m

Bedroom 2 5m x 3m

Bedroom 3 2.6m x 2.2m - room for a single bed

Bathroom / WC 4m x 2m

Second floor

Office / craft room 5.1m x 5.7m

Bedroom 4 5.9m x 4.3m

Outside from the dining room you have a courtyard
garden - with two small outbuildings for storage -
beautiful shrubs / flowers / terrace

There is a smaller courtyard from the kitchen

Heating - Town gas central heating - water and
radiators

Partial double glazing

Mains drains

Attached on one side

The town of Montmorillon is famous for reading and
writing . The River Gartempe flows through the
centre - in the centre of the town there are a
number of smaller shops and on the outskirts of
town you have the larger supermarkets etc - The
airport at Poitiers is approx 45 minutes away and
Limoges around 75 minutes

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