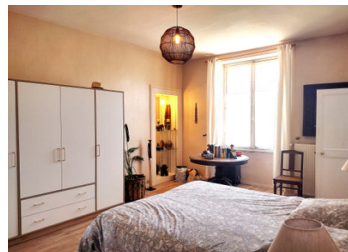


Elegant townhouse with garden leading to the river and income potential – Montmorillon



INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	4
Floor:	258 m2
Plot Size:	438 m2

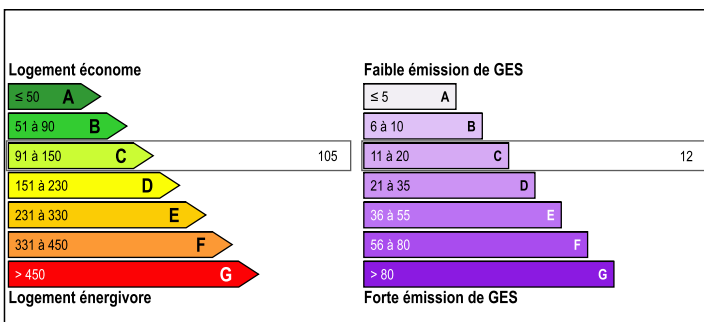
IN BRIEF

This elegant and spacious townhouse in Montmorillon offers a rare blend of charm, location, and versatility. With a fully functioning studio and a leased commercial unit already in place, it's primed for immediate income. Beyond that, there's exciting potential to transform it into a profitable long-term rental, a multi-generational residence, or even a boutique guesthouse.

Currently arranged as a 10-room home with three bedrooms, the property provides ample scope to create at least five. Whether you're seeking a generous family home or a flexible investment with income potential, this property delivers. The large garden overlooking the river adds another layer of appeal—offering space, serenity, and a true sense of French living.

A must-see opportunity in one of France's most picturesque towns.

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

A secure entrance leads into a communal area 4m x 3.5m minimum, with separate doors leading to the studio apartment, cellar and the main house. It also comprises a toilet and laundry room area 3.9 x 3.9. Double sliding doors lead to the garden 30mx10m approx. The views are absolutely beautiful and very serene. The garden is quite private and mainly laid to lawn with a large storage shed. Steps at the bottom of the garden give direct access to the river.

Studio Apartment.

Private entrance to Studio Apartment. This independent space has a kitchen/dining area, with a door which leads to the same garden as above. The bedroom is well appointed and has an en-suite shower/wet room. This space has been used as an AirBnB.

House

Access to the cave is also available on this level, made up of two areas, 4.9mx3.8m and 3.7m x 5m.

Private entrance to the main house. Stairs lead to first landing with double doors to the full width balcony overlooking the garden, river and stunning views of the old town!

Kitchen 5.2m x 3.8m. Fully appointed kitchen with views over the garden.

Bedroom One 3.7m x 5.2m overlooking the town square, with large en-suite bathroom 1.9m x 4.5m with double sink, pedestal and bath/shower, .

Dining room 5m x 3.7m. A beautiful bright and airy space with fireplace.

Living room 3.8m x 5.2m Another great space overlooking the garden and river.

Wooden staircase leading to next level.

Bedroom Two. 3m x...

LOCAL TAXES

Taxe foncière: 1993 EUR

Taxe habitation: EUR

NOTES