

Great 2-bed/2-bath, 3 storey town house with detached garden. Short walk into the town with all amenities



INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	52 m2

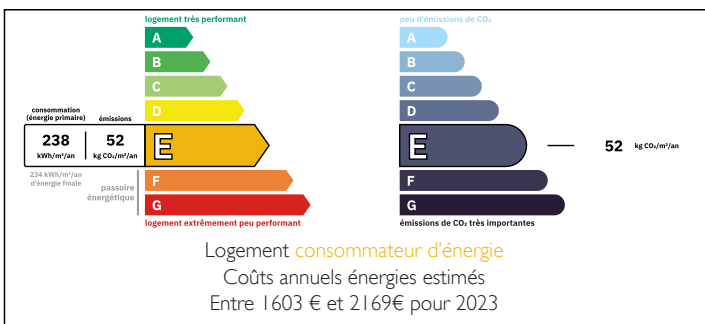


IN BRIEF

An excellent investment opportunity or first time buy, this end-of-terrace townhouse is ideally located close to all amenities in the sought-after town of Montmorillon. Positioned just a short distance from the River Gartempe and within easy walking distance of the train station, it's a perfect location for holiday lock up and leave, or full time living.

A small non-attached garden to the rear of the property provides additional outdoor space. With its central location, flexible layout, and proximity to transport links and local amenities, this property represents a solid first time home, buy-to-let or lock-up-and-leave investment opportunity.

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 charming two-bedroom, two-bathroom townhouse arranged over three floors, ideally located in the picturesque town of Montmorillon, and close to the River Gartempe.

The property is entered via a double-glazed front door opening directly into the living room (4.26m x 3.34m), featuring a tiled floor, radiator, and a cupboard housing the electricity meter. A few steps lead up to the kitchen (approx. 9m²), which is fitted with an induction hob, sink, under-stairs storage cupboard, and plumbing for a washing machine or dishwasher.

A winding wooden staircase rises to the first-floor landing (1.68m x 2.65m) with radiator and storage cupboard. On this level is the first bathroom (2.07m x 2.53m), comprising a bath, toilet, washbasin, radiator, and boiler, with a single-glazed window. Also on the first floor is a spacious bedroom (or alternative living area) measuring 4.36m x 3.5m, featuring a fireplace, radiator, and single-glazed window.

The staircase continues to the second-floor landing (2.81m x 1.79m). This floor offers a second bathroom (2.5m x 1.81m) with shower, toilet, washbasin, radiator, and single-glazed window, as well as a second bedroom measuring 3.44m x 4.53m, also with a radiator and single-glazed window.

To the rear of the property, just a short walk away, is a detached garden of approximately 52m², providing a pleasant outdoor space close to the house.

Location Perks.

Just a short walk into the town with supermarkets, shops, restaurants, bars and pharmacy and more as well as the weekly market in the square and many activities in the town...

LOCAL TAXES

Taxe foncière: **344 EUR**

Taxe habitation: **EUR**

NOTES