

Great 2 bedroomed town house in the heart of Montmorillon with access to all amenities

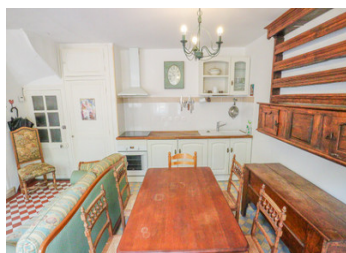


INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	2
Bath:	2
Floor:	67 m2
Plot Size:	0 m2

IN BRIEF

Situated in a quiet road within walking distance from the main town square and shops this property is an ideal purchase as a holiday home or even to rent out. The property has double glazing, recently installed electric shutters on all windows, connected to mains drains and has gas central heating.



ENERGY - DPE

DPE blank.

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

The property consists of:

Kitchen/lounge 5.88m x 4.90m

Cellar with boiler

FIRST FLOOR

Bedroom 3.70m x 4.60m

Bathroom 1.80m x 2m

SECOND FLOOR

Bedroom 3.66m x 4.60m

Shower room 1.65mx 2.20m

The property is close to all amenities such as the pharmacy, banks, bakers, bars, restaurants and the old town which is famous for books and writing and has books shops and arts and crafts shops . There is a weekly market held in the heart of the town, plus on the outskirts of town there are the large supermarkets, train station and hospital.

The town is ideally situated between Poitiers and Limoges which both have airports and good road and rail links to Paris, the rest of Europe and the UK.

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

LOCAL TAXES

Taxe foncière: 473 EUR

Taxe habitation: EUR

NOTES