

Charming property consisting of the main house and 2 gites plus stream fed pond and tranquil garden

EXCLUSIVE



INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	6
Bath:	4
Floor:	283 m2
Plot Size:	5238 m2

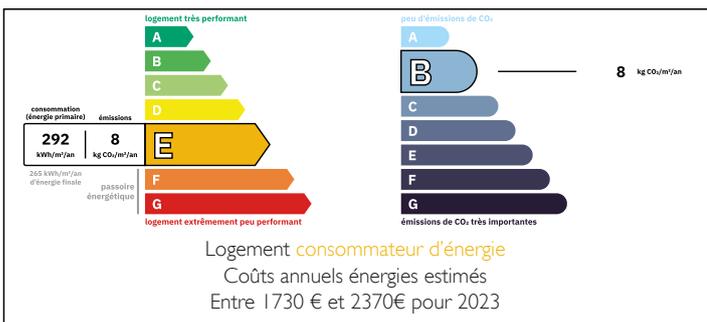


IN BRIEF

This lovely property consists of two houses plus a self contained gite. The main house has 3 bedrooms and country style kitchen with wood burner, and the other house has 2 bedrooms - ideal for renting out. The gite is an open plan one bedroomed dwelling hidden at the side of the property. The whole property also comes with a large barn and idyllic pond.

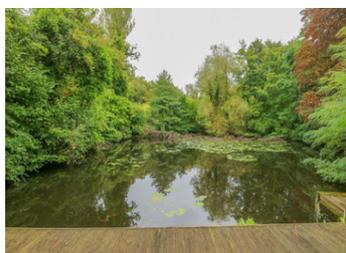
The garden is idyllic with the stream fed pond creating a feature surrounded by trees and wildlife. You would not know that the town is just 5 minutes in the car or a 10 minute walk away.

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

The property consists of:

MAIN HOUSE:

Lounge with wood burner and beams 5m x 4.80m

Kitchen/diner 6.15m x 5.56m

WC

FIRST FLOOR

Bedroom 1 5.13m x 5.18m

Shower room 2.25m x 1.38m

Bedroom 2 4.60m x 3.10m

WC

Bedroom 3 3.10m x 5.68m

SECOND HOUSE

Lounge/diner with wood burner and beams 7m x 4.80m

WC

Kitchen 2.70m x 2.70m

FIRST FLOOR

Bedroom 1 3.65m x 5m

Bedroom 2 4.34m x 3.60m

Shower room with toilet 1.60m x 1.90m

Bathroom with bath and basin 1.60m x 1.70m

Loft bedroom 4m x 2.60m

GITE

Open plan lounge/diner with wood burner 5.70m x 6.50m

Kitchen 3.70m x 2.70m

Stairs to double bedroom

Bathroom with toilet, basin and bath 2.83m x 1.75m

EXTERIOR

Barn 15m x 10m

Garden, pond and gated driveway

The town of Montmorillon offers bars, restaurants, supermarkets, weekly market, train station, hospital, choice of shops, cinema and swimming pool.

Both Poitiers and Limoges are easily accessible for flights to the UK as well as the rest of Europe. plus there are good road and rail connections to the rest

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES