

A two bedroom townhouse with no garden in the centre of this popular town - would make a great holiday home



INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	0 m2

IN BRIEF

Situated in the centre of Montmorillon within walking distance to shops - this former shop would make a great second home - just lock up and leave till the next visit



ENERGY - DPE

DPE not required.

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 through the front door into a hallway

Door to cellar

Door to living / dining room / kitchen 6.7m x 5m - kitchen situated at one end - electric points installed ready to install electric radiators

Stairs from hallway to upstairs

Bedroom 1 4.7m x 3.6m

Bedroom 2 5.1m x 3.2m

Bathroom 3m x 1.8m

The property benefits from being on mains drainage and has double glazing

No outside space

The property attached is also for sale - with a courtyard and barn / garage - could be purchased together if you wish to create one large property
Ref. : I049I8DRO86

LOCAL TAXES

Taxe habitation: EUR

NOTES

The town of Montmorillon is famous for being the town of writing and has a fabulous old town situated by the river Gartempe - outside of Montmorillon you have access to many lakes and walks in the glorious Vienne countryside

The airport at Poitiers is approx 40 minutes away and Limoges airport 75 minutes

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