

A super 4 bedroom detached town house to finish in popular Montmorillon with attached garden

EXCLUSIVE



INFORMATION

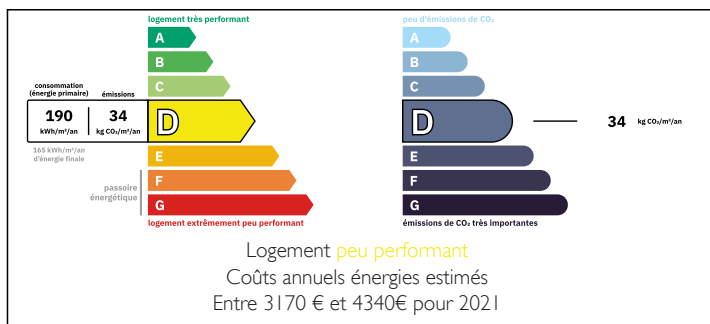
Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	3
Floor:	182 m2
Plot Size:	922 m2

IN BRIEF

Situated in walking distance to the town centre - the opportunity to finish off the refresh of this lovely large property - new kitchen and bathrooms already installed



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.



LOCAL TAXES

Taxe foncière: 929 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Enter the front door onto the first floor

Entrance hall 3.9m x 4m

Door to right - possibly a library / relaxation / games room 5.7m x 4.1m

Bedroom 1 3.1m x 2.91m - currently used as an office

Shower room /toilet 2.5m x 1m

Office / utility 3.4m x 3.2m

Stairs to ground floor where you will find

Living room 6.7m x 3.5m

Kitchen / diner with new fitted kitchen units - 3.8m x 9.5m - patio doors to garden

Boiler room - 4m x 2m and a further room of 3.3m x 3.9m housing the water softener, hot water tank and gas boiler

Stairs from first floor to second floor

Bedroom 2 3.9m x 3.8m with dressing room area 3.1m x 1.7m - en suite shower room 2m x 1.7m

Bedroom 3 3.9m x 3.7m

Bedroom 4 5.8m x 2.8m

Family bathroom 2.1m x 3.1m

Outside there is a lovely attached garden mainly laid to lawn with fruit trees and shrubs - workshop / shed

Parking off road to the side of the house

Windows - double glazed

Heating - Town gas

Mains drains

Water softener

Detached property

Fibre internet available

Close to schools

Montmorillon has a railway station that links you to Poitiers to the north and Paris via the TGV - to the south Limoges

The airport at Poitiers is only 40 minutes away