

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



EXCLUSIVE

## INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	3
Floor:	182 m <sup>2</sup>
Plot Size:	922 m <sup>2</sup>



## IN BRIEF

Substantial Three-Storey Property Within Walking Distance of the Town Centre

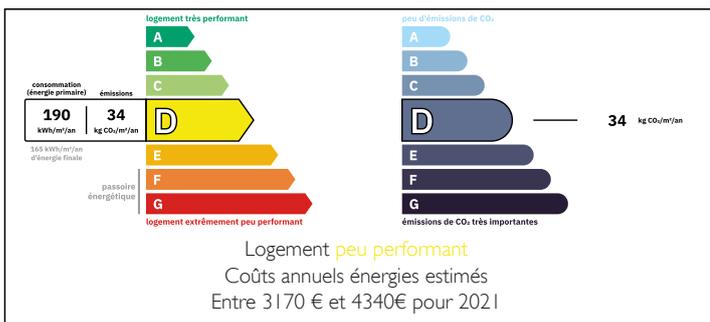
Ideally situated within easy walking distance of the town centre, this substantial property is arranged over three floors and offers generous living space with flexible accommodation.

The ground floor comprises a spacious kitchen and dining room, a comfortable salon, and a boiler room.

On the first floor, there is a large entrance hall leading to a bright salon, a bedroom with en-suite bathroom, and an additional room suitable for use as a home office.

The second floor features three further bedrooms, including one with an en-suite, along with a family bathroom.

## 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

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 and granite worktop- 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

## LOCAL TAXES

Taxe foncière: **929 EUR**

Taxe habitation: **EUR**

## NOTES