

Lovely 2 bedroomed house with garden in quiet area situated just 5 minutes from Montmorillon town

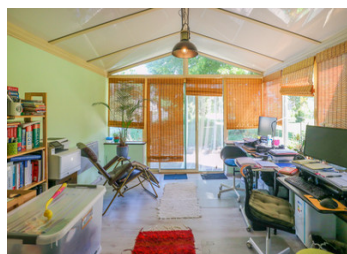


INFORMATION

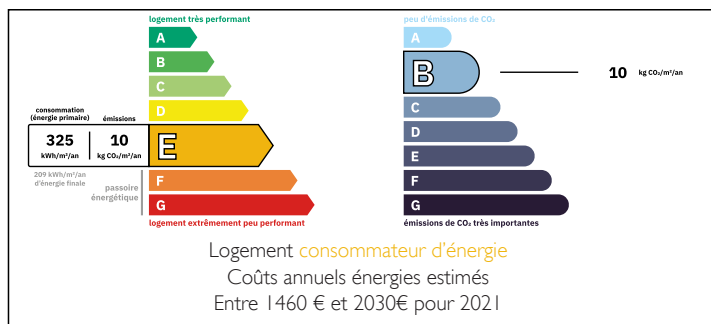
Town:	Montmorillon
Department:	Vienne
Bed:	2
Bath:	2
Floor:	91 m2
Plot Size:	1077 m2

IN BRIEF

The property is in a quiet hamlet minutes by car from Montmorillon which has all the amenities of a large French town. This spacious property has an open plan kitchen, bathroom and lounge with wood burner leading into a bright conservatory overlooking the good sized garden. Upstairs are 2 double bedrooms, one of which has an en suite shower room. Outside is a garage, workshop and barn plus the garden which wraps around the house. Heating supplied by an air source heat pump and high speed fibre optic available..



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

This property consists of:

Kitchen 17.88m²

Lounge with wood burner and beams 24.36m²

Conservatory 14.65m²

Bathroom plus separate toilet 7.66m²

FIRST FLOOR

Bedroom 1 Double with electric shutters 15.27m²

Bedroom 2 Double with electric shutters 15m²

En suite shower room 4m²

Garage containing the heat source air pump 31.79m²

Workshop 35.36m²

Barn 27m²

Garden

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

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

Both Poitiers and Limoges are easily accessible for flights to the UK, Paris and the rest of Europe.

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

NOTES