

A character 4 bedroom town centre property in the heart of popular Montmorillon



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Montmorillon |
| Department: | Vienne       |
| Bed:        | 4            |
| Bath:       | 1            |
| Floor:      | 148 m2       |
| Plot Size:  | 180 m2       |



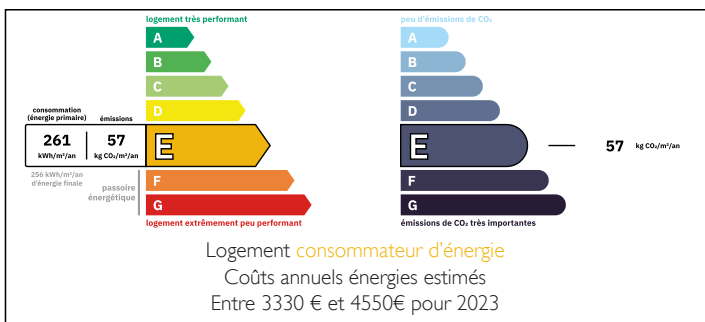
## IN BRIEF

Situated in the centre of Montmorillon in a quiet street within a few moments walk to the centre of the town where you will find shops and bar & restaurants

The property has two stunning courtyard gardens - a great place for outside dining and enjoying the sunshine

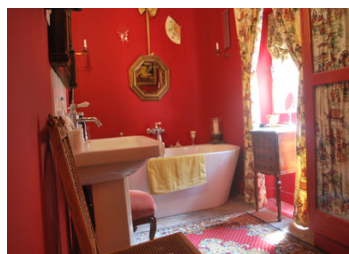
Three double and one single bedrooms, a downstairs toilet and a first floor family bathroom including a toilet

## 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 from the street into  
Entrance hallway with WC and door to  
Salon 6.3m x 3.7m - open fireplace to allow  
installation of a wood or pellet burner  
Kitchen 5.9m x 2.9m - door to courtyard  
Dining room 3m x 3.3m - door to larger courtyard

First floor

Bedroom 1 4.1m x 2.9m

Bedroom 2 5m x 3m

Bedroom 3 2.6m x 2.2m - room for a single bed

Bathroom / WC 4m x 2m

Second floor

Office / craft room 5.1m x 5.7m

Bedroom 4 5.9m x 4.3m

Outside from the dining room you have a courtyard  
garden - with two small outbuildings for storage -  
beautiful shrubs / flowers / terrace

There is a smaller courtyard from the kitchen

Heating - Town gas central heating - water and  
radiators

Partial double glazing

Mains drains

Attached on one side

The town of Montmorillon is famous for reading and  
writing . The River Gartempe flows through the  
centre - in the centre of the town there are a  
number of smaller shops and on the outskirts of  
town you have the larger supermarkets etc - The  
airport at Poitiers is approx 45 minutes away and  
Limoges around 75 minutes

-----

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES