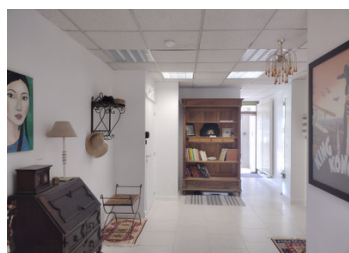
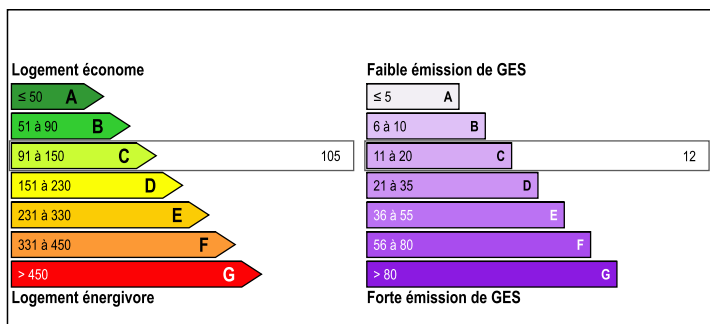


## Elegant Townhouse with River Views and Income Potential – Montmorillon

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	4
Floor:	258 m2
Plot Size:	273 m2

## IN BRIEF

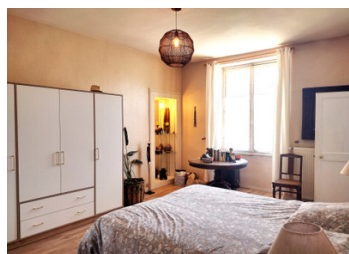
Set in the heart of the historic town of Montmorillon, this fabulous 240 m<sup>2</sup> townhouse offers a rare combination of charm, space, and versatility. Positioned over three floors, the property enjoys a prime location on the banks of the scenic Gartempe River, with breathtaking views of the magnificent Notre-Dame Church.

This spacious home features 10 rooms and is currently arranged with three bedrooms, though there is ample potential to create at least five. Whether you're seeking a large family home or a flexible property with income opportunities, this one has it all.

The vibrant square outside adds to the property's appeal, creating a warm, social atmosphere right on your doorstep. This is a must-see opportunity for anyone looking to invest in a unique and character-filled home in one of France's most

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: 1993 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

A secure entrance leads into a communal area 4m x 3.5m minimum, with separate doors leading to the studio apartment, cellar and the main house. It also comprises a toilet and laundry room area 3.9 x 3.9. Double sliding doors lead to the garden 30mx10m approx. The views are absolutely beautiful and very serene. The garden is quite private and mainly laid to lawn with a large storage shed. Steps at the bottom of the garden give direct access to the river.

### Studio Apartment.

Private entrance to Studio Apartment. This independent space has a kitchen/dining area, with a door which leads to the same garden as above. The bedroom is well appointed and has an en-suite shower/wet room. This space has been used as an AirBnB.

### House

Access to the cave is also available on this level, made up of two areas, 4.9mx3.8m and 3.7m x 5m.

Private entrance to the main house. Stairs lead to first landing with double doors to the full width balcony overlooking the garden, river and stunning views of the old town!

Kitchen 5.2m x 3.8m. Fully appointed kitchen with views over the garden.

Bedroom One 3.7m x 5.2m overlooking the town square, with large en-suite bathroom 1.9m x 4.5m with double sink, pedestal and bath/shower, .

Dining room 5m x 3.7m. A beautiful bright and airy space with fireplace.

Living room 3.8m x 5.2m Another great space overlooking the garden and river.

Wooden staircase leading to next level.

Bedroom Two. 3m x...