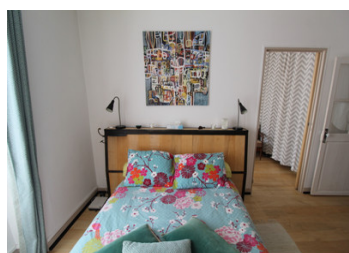
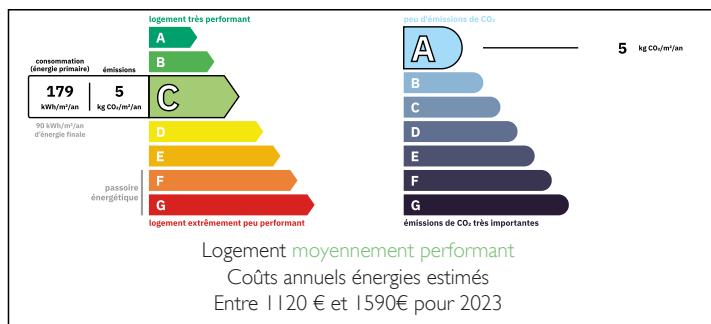


Three bedroom house in centre of Monrmorillon; decorated and maintained to a high level.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	3
Bath:	1
Floor:	83 m2
Plot Size:	52 m2

## IN BRIEF

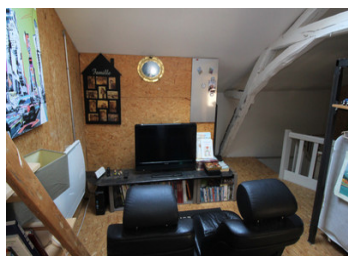
Decorated and maintained to a high level throughout, with no work to be done. This highly energy efficient property (C & A rating) has double glazing throughout. The house is on mains drainage and can provide a lock up and leave holiday home or a family home with good amenities and local schools.

Montmorillon is large town with a hospital and all the amenities you would expect.

The old part of the town sits either side of the Gartempe and was based upon printing and books when it was established.

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

Entering the property from the road you come straight into the main living area, this is open plan to dining area and kitchen (please refer to 360 virtual tour and floor plans below for exact dimensions). A sliding glass door leads from the kitchen to a courtyard which has access to a fully plumbed utility room and work area.

A wooden spiral staircase leads to the first floor which has a shower and wc, main bedroom and office / second bedroom.

The top floor is currently open plan and contains two double beds but could be divided to provide two bedrooms.

The airports of Poitiers and Limoges are both within a one hour drive with frequent flights to the UK. The TGC stations at Poitiers and Limoges also provide connection to Euro tunnel either in Paris or Lille.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES