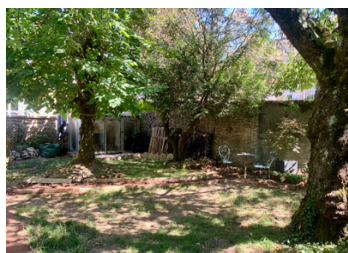
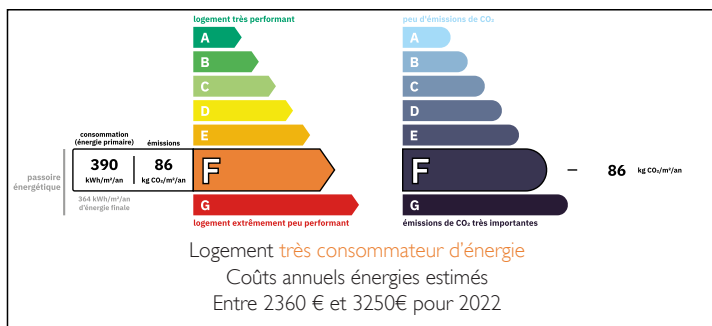


Montbernage - 3 bed house with garage and garden



ENERGY - DPE



INFORMATION

Town:	Poitiers
Department:	Vienne
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	680 m2

IN BRIEF

In the heart of Montbernage, this house full of potential is currently being renovated and just waiting for your personal touch.

Step inside and you'll find generous spaces, starting with a welcoming living room that opens onto the kitchen—perfect for everyday life or entertaining. There's also a separate toilet, laundry room, cellar, and a large garage on the ground floor.

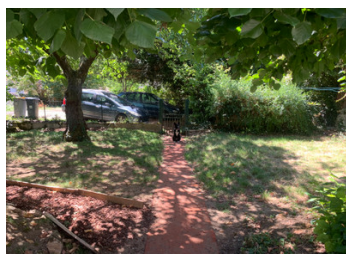
Upstairs, the layout offers three bedrooms, including one that connects to another space—ideal as a dressing room, home office, or even a private retreat—and a family bathroom.

Outside, the 680 m² plot gives you plenty of space to enjoy the outdoors, whether you're hosting summer barbecues or creating a garden oasis for the whole family.

A house with great bones, flexible options, and a location that puts everything within easy reach.

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

Double glazing

Gas fuelled heating

Double garage

Cellar

Taxe Foncière - 1183€

Renovations to be completed by new owner

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

LOCAL TAXES

Taxe foncière: 1183 EUR

Taxe habitation: EUR

NOTES