

Historic town house with 5 bedrooms and 2 bathrooms in the heart of Montmorillon. Secluded walled garden.

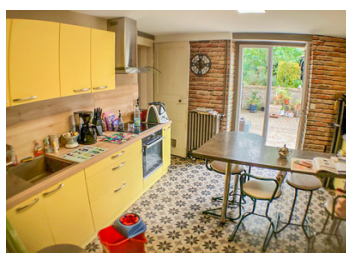
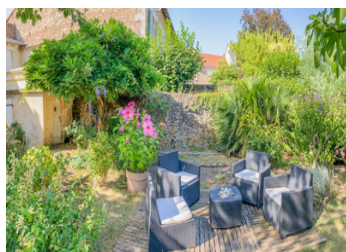


INFORMATION

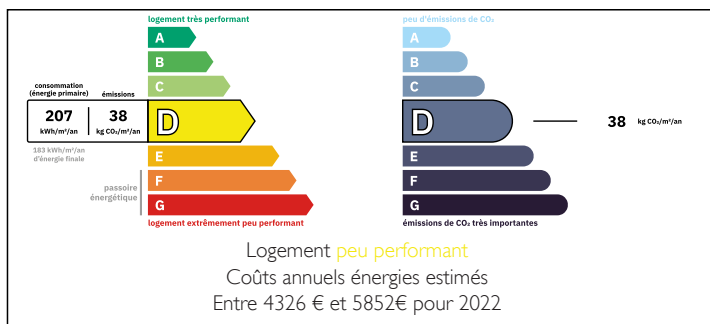
Town:	Montmorillon
Department:	Vienne
Bed:	5
Bath:	2
Floor:	247 m2
Plot Size:	509 m2

IN BRIEF

This character property offers plenty of comfortable living space as a family home or holiday retreat. Previously part of the house was an old jewellery store and workshop and the property has a 16th century open fireplace, a 12th century tower staircase and an 18th century open fireplace in the main salon. A conservatory has been added to the back of the property which gives access to the patio and garden with views to the church. Modern kitchen with doors to patio. Upstairs are the bedrooms where 4 out of the 5 bedrooms are of a good size with one having a balcony and 2 bathrooms. There is also a garage, cellar and town gas boiler.

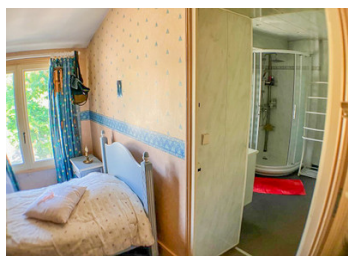


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1842 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property consists of:

Entrance hall 13m²

Salon - previously old jewellery shop 28m²

Storage room 8m²

Conservatory with open fireplace 30m²

Tower staircase

Lounge with open fireplace 20m²

Kitchen 12m²

First floor:

Bedroom 1 or office

Bedroom 2 28m² with ensuite bathroom

Bedroom 3

Bedroom 4

Bedroom 5 with shower, toilet and basin 16m²

Loft space

Walled garden

Garage, cellar and boiler room

Montmorillon is a lively town with a weekly market, bars, restaurants, old part of town famous for writing and books, delicious macarons, supermarkets, train station (Poitiers-Limoges), hospital, swimming pool and cinema.

Poitiers is approx 1 hour by car for shopping and the airport to other European destinations and the UK.

Limoges is approx 70 minutes by car to the airport for flights to the UK.

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