

Great 2-bed/2-bath, 3 storey town house with detached garden. Short walk into the town with all amenities



## INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	52 m2

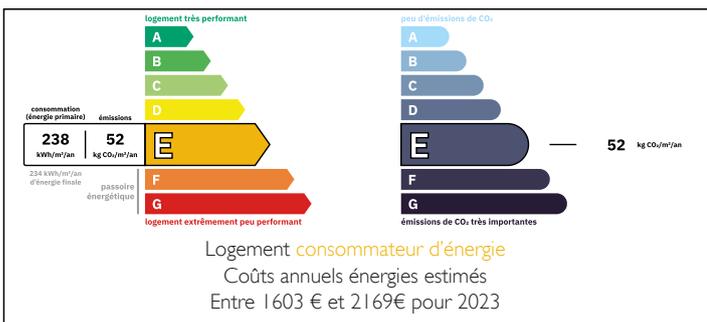


## IN BRIEF

An excellent investment opportunity or first time buy, this end-of-terrace townhouse is ideally located close to all amenities in the sought-after town of Montmorillon. Positioned just a short distance from the River Gartempe and within easy walking distance of the train station, it's a perfect location for holiday lock up and leave, or full time living.

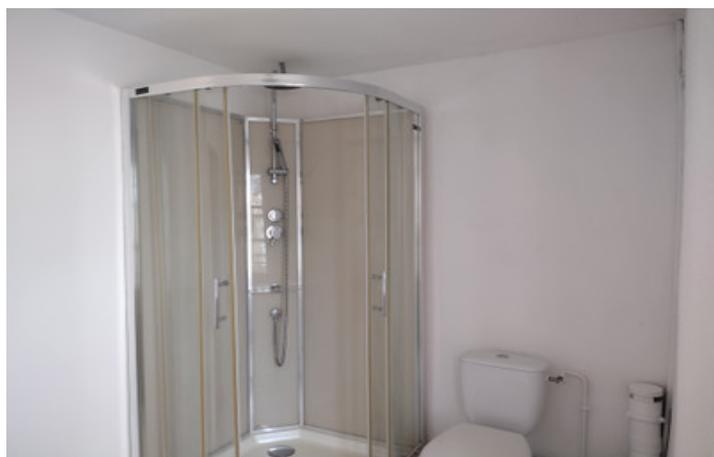
A small non-attached garden to the rear of the property provides additional outdoor space. With its central location, flexible layout, and proximity to transport links and local amenities, this property represents a solid first time home, buy-to-let or lock-up-and-leave investment opportunity.

## ENERGY - DPE



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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

A charming two-bedroom, two-bathroom townhouse arranged over three floors, ideally located in the picturesque town of Montmorillon, and close to the River Gartempe.

The property is entered via a double-glazed front door opening directly into the living room (4.26m x 3.34m), featuring a tiled floor, radiator, and a cupboard housing the electricity meter. A few steps lead up to the kitchen (approx. 9m<sup>2</sup>), which is fitted with an induction hob, sink, under-stairs storage cupboard, and plumbing for a washing machine or dishwasher.

A winding wooden staircase rises to the first-floor landing (1.68m x 2.65m) with radiator and storage cupboard. On this level is the first bathroom (2.07m x 2.53m), comprising a bath, toilet, washbasin, radiator, and boiler, with a single-glazed window. Also on the first floor is a spacious bedroom (or alternative living area) measuring 4.36m x 3.5m, featuring a fireplace, radiator, and single-glazed window.

The staircase continues to the second-floor landing (2.81m x 1.79m). This floor offers a second bathroom (2.5m x 1.81m) with shower, toilet, washbasin, radiator, and single-glazed window, as well as a second bedroom measuring 3.44m x 4.53m, also with a radiator and single-glazed window.

To the rear of the property, just a short walk away, is a detached garden of approximately 52m<sup>2</sup>, providing a pleasant outdoor space close to the house.

Location Perks.

Just a short walk into the town with supermarkets, shops, restaurants, bars and pharmacy and more as well as the weekly market in the square and many activities in the town...

## LOCAL TAXES

Taxe foncière: **344 EUR**

Taxe habitation: **EUR**

## NOTES