

Two bedroom house in centre of Montmorillon with private parking. Works to be done as reflected in price



INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	1
Bath:	1
Floor:	70 m ²
Plot Size:	274 m ²



IN BRIEF

Located in the centre of Montmorillon within walking distance of all main amenities. The property has electric central heating, mains drainage and double glazing. The entrance to the house is into the kitchen (9m²) which leads into the sitting room (12m²) which has a spiral staircase to the upper floor. From the sitting room you enter the first bedroom (14m²) which has a door to the shower and toilet.

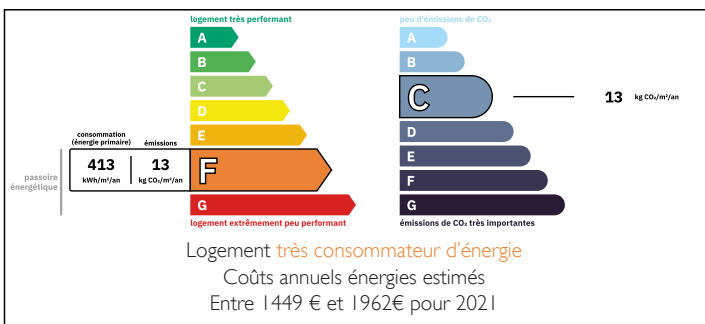


On the first floor is another bedroom (31m²) which has additional storage (11m²).

Patio with a small roof. Front yard.



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.



DESCRIPTION

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.

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 Lilles.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES