

Grand style 4/5 bedroomed family property is within easy reach of all the towns shops and services

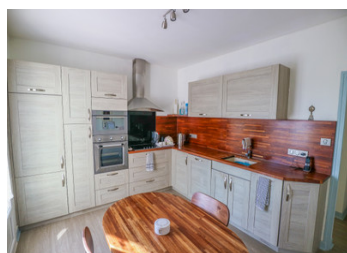
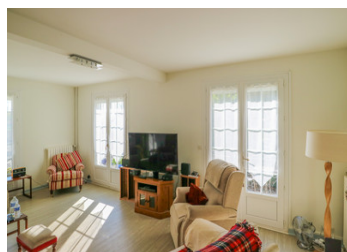


INFORMATION

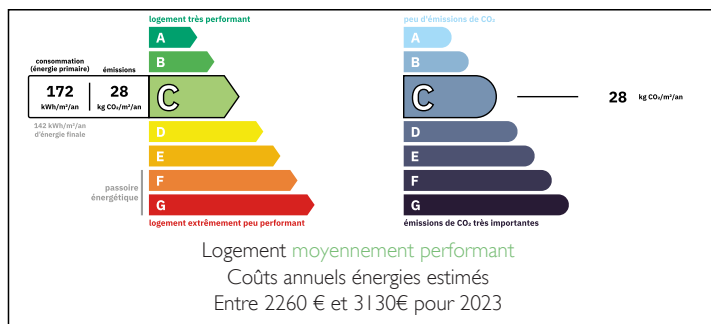
Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	602 m2

IN BRIEF

This very bright and spacious property is very eye catching on arrival and is ready to move into. The elevated main living areas consist of a spacious entrance hall leading to the L shaped lounge which has 3 sets of double glass doors that draws you out to the balcony overlooking the garden. Also on this level there are 2 bedrooms, an office, a bathroom plus a modern well equipped kitchen. Stairs to the top floor landing lead to 2 bedrooms, a bathroom plus a separate toilet. The sous-sol has a workshop, wine cellar, a room that leads to the garden, toilet, boiler room, laundry room and garage with gravel drive and gated access. The manageable garden surrounds the house.

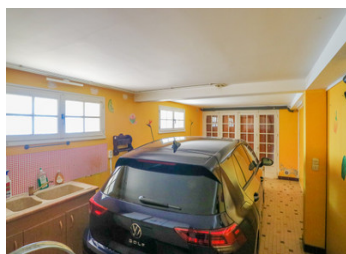
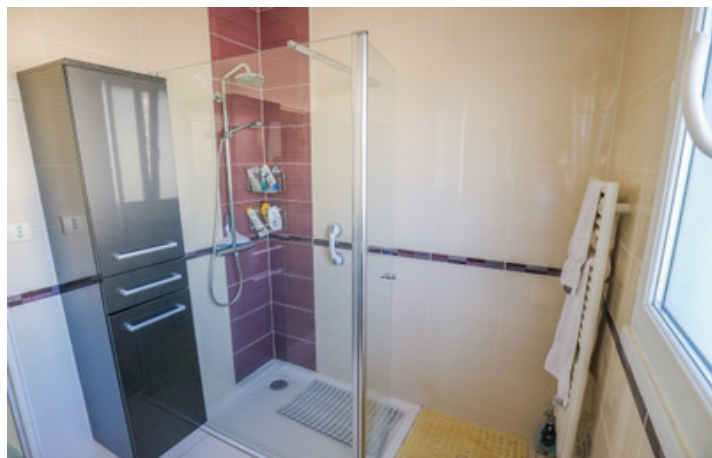


ENERGY - DPE



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

This property consists of:

Steps to elevated main living areas:

Entrance hall

Kitchen 3.20m x 4.10m

L shaped lounge with balcony access 3.10m x 6.70m
+ 3.50m x 3.40m

Office/bedroom 3.30m x 2.70m

Bedroom 4.50m x 3m

Bedroom 3.10m x 3.60m

Bathroom with shower, double basin and wc 2m x 2.70m

TOP FLOOR

Large landing

Bedroom 3.50m x 4.50m

Bedroom 5m x 2.60m

Bathroom with bath and basin 2m x 1.50m

Separate toilet

LOCAL TAXES

Taxe foncière: **900 EUR**

SOUS-SOL

Wine cellar 2.30m x 4.50m

Workshop 4.50m x 3.80m

Room with door to garden 6.50m x 2.80m

WC

Laundry room 3m x 3.40m

Boiler room 4.22m x 3m

Garage with summer kitchen and access to the garden 3.20m x 6.50m

NOTES

The town of Montmorillon is just a short stroll of less than 10 minutes from the property or there is plenty of parking too for the car. It offers bars, restaurants, supermarkets, schools, choice of commerce and bakers, train station, weekly market, cinema, train station, hospital and the Cité de l'Ecrit in the old town.

Both Poitiers and Limoges are easily accessible for shopping and the airports to the UK and other european destinations.