

Generously proportioned 4 bedroom townhouse in sought-after Montmorillon.

EXCLUSIVE



INFORMATION

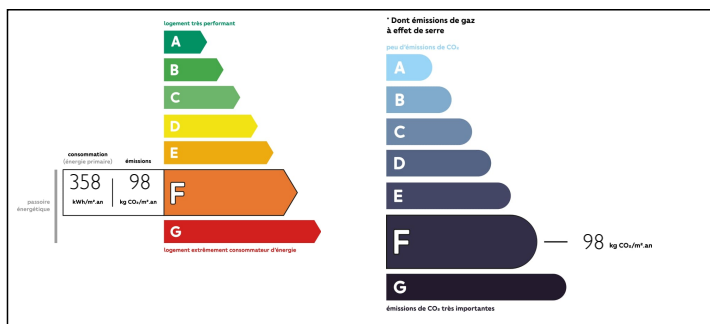
Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	289 m2



IN BRIEF

This is a stylish semi-detached townhouse with its own rear garden, in a quiet location with shops and restaurants within walking distance. This is the ideal property for anyone looking for the convenience of urban living with plenty of space inside and out. What's more, much of the original style has remained intact for those looking for authentic features, including tiled and wooden floors, marble fireplaces, panelled cupboards and hard-to-find original cast-iron radiators. Stepping through the front door reveals a tiled entrance hall with wooden staircase. To the left is the sitting room with wooden floor and fireplace, and to the right the dining room with pretty original encaustic tiles and fireplace. The hall continues to the rear where there is a bathroom and toilet to the left, a kitchen with tiled floor and door to the garden, and a separate utility room with plumbing and electrics for washing machine and...

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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.



NOTES

DESCRIPTION

On the second floor are two well-proportioned bedrooms with wooden floors, marble fireplaces and original wardrobes. On the landing, there is a handy toilet with a washbasin between the two bedrooms. On the second floor, there are two further bedrooms: a triple aspect bedroom with parquet flooring and wood panelling, currently used as a music room, and a twin bedroom with fitted wardrobes. The landing also has a fitted cupboard and a door leading to the stairwell.

Outside, there is a garage with a sliding front entrance for a car and a side door, a garden shed, a covered garden sink and a large lean-to for storing gardening equipment, bicycles and furniture.

The cellar is accessed via an external hatch and houses the central heating system. The garden is largely gravelled with a small paved terrace behind the kitchen.

Videos of the property are available on request.

Known as the city of writing and book production, Montmorillon is home to many writers, calligraphers, painters and booksellers. Writing and image festivals and book fairs are held every June. It has a rich medieval history, with the 12th-century Octagon and Notre-Dame church, famous for its frecoes, as well as the medieval quarter of Brouard, home to a wealth of bookshops and craft workshops. The Gartempe river runs through the town, with its pretty banks and numerous waterfront areas.

The town has good transport links, with the nearest airport being Poitiers. Montmorillon has its own...