

A wonderful large two bedroom town centre property within walking distance to all amenities



## INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	2
Bath:	1
Floor:	119 m <sup>2</sup>
Plot Size:	284 m <sup>2</sup>

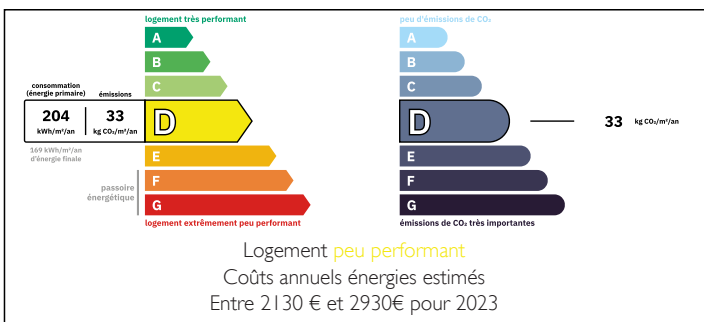


## IN BRIEF

With a Boulangerie across the road and the town centre only a 10 minute walk this property can be transformed into a wonderful home - gas central heating and mains drains connected



## 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

Enter through the front door into the kitchen 5m x 3m - door to courtyard

Door to living room 5.2m x 5.2m

Door to dining room / office 3.1m x 3.2m

Utility 3.6m x 2m with a WC

Stairs to first floor

Bathroom 3.8m x 2.5 m

Bedroom 1 3.8m x 5.2m with a separate dresser / cloths hanging space 5.2m x 1.5m

Bedroom 2 5.2m 3.3m

Stairs to attic - approx 6.5m x 5.5m - all boarded

Outside is a courtyard with access to a barn / garage 13m x 4m and other smaller outbuildings for storage

Mains drains  
Double glazing just

Gas Central heating

The attached house is also for sale (no garden) but could be purchased together to create one large property if you wish Ref. A33249DRO86

## NOTES

The small town of Montmorillon is towards the west of the Vienne department (which is itself in the western Poitou-Charentes region), in the gently rolling countryside about 45 kilometres east of Poitiers. Montmorillon is now classed as a 'Town of Art and History' to reflect its focus on preserving its