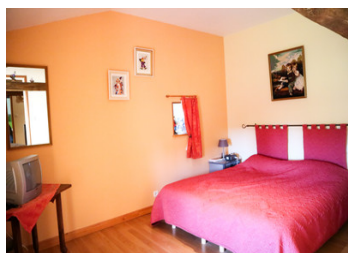


## Beautifully renovated farm house with garden and outbuildings plus gite accommodation



## INFORMATION

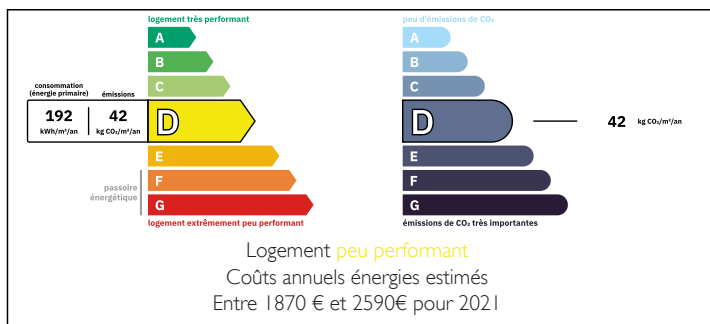
|             |              |
|-------------|--------------|
| Town:       | Montmorillon |
| Department: | Vienne       |
| Bed:        | 4            |
| Bath:       | 4            |
| Floor:      | 147 m2       |
| Plot Size:  | 11329 m2     |



## IN BRIEF

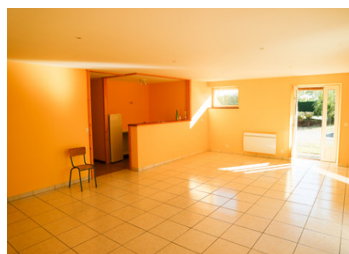
Formerly farm buildings this lovely property has been transformed into a spacious house with kitchen, open plan lounge/diner, office, shower room and 3 double bedrooms with one ensuite. A large barn, a workshop and other outbuildings surround the courtyard garden and large veg plot.

## 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.



## LOCAL TAXES

**Taxe foncière: 1543 EUR**

## NOTES

## DESCRIPTION

The property consists of:

### GROUND FLOOR

Modern fitted kitchen 2.62m x 3.64m with space for dining table and chairs

Lounge/diner with exposed stone walls, woodburner and beams 6.41m x 4.89m

Walk-in shower room 2.07m x 2.71m

Office or single room 5.35m x 2.89m

Boiler and utility room 5.55m x 4.13m

Cellar

### FIRST FLOOR

Bedroom 1 with beams and view to courtyard garden 3m x 3.79m

Bedroom 2 with beams 3m x 3.90m

Shower room with separate toilet

Bedroom 3 with walk-in wardrobe, view to courtyard and countryside 3m x 6m

Ensuite bathroom with shower and basin 1.91m x 2.79m

### OUTSIDE

Barn - workshop and garage space with concrete floor 6.68m x 10m with first floor 10m x 20m

Stables - ideal for storage

Chicken house

Outbuilding which could be ideal for a gite as fosse, electric and water already in situ

Large workshop with concrete floor and mezzanines 984m<sup>2</sup> approx

Incorporated in this workshop is an apartment for guests comprising:

Kitchen (2m x 3.70m), lounge/diner (5.67m x 8.65m), bedroom (3.37m x 3.75m), shower room, toilet and loftspace.

The property benefits from double glazing, oil fuelled central heating, 2 fosse septiques.

Situated within 2km of Montmorillon town with amenities such as bars, restaurants, supermarkets, weekly market, train station, hospital and schools. Both Poitiers and Limoges airports are easily