

Ideal 3 bedroom townhouse in need of modernisation. Perfect 1st time buyer/rental investment



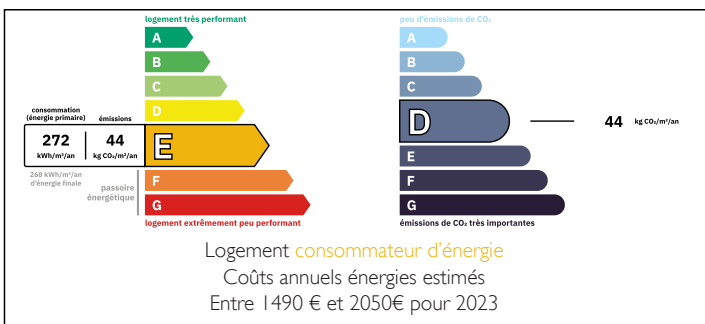
INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	3
Bath:	1
Floor:	60 m ²
Plot Size:	60 m ²

IN BRIEF

This three-bedroom townhouse in Montmorillon offers an excellent opportunity for first-time buyers or investors looking for a rental property. Requiring complete modernisation throughout, it provides the perfect blank canvas to create a home tailored to your own style and needs. The property benefits from a private courtyard, useful outbuildings for additional storage, and a separate versatile room that could be transformed into a fantastic games room, home office, or even an additional downstairs bedroom. With mains drainage and town gas, this is a rare find waiting for someone to create a stunning home!

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.



NOTES

DESCRIPTION

Enter through the double-glazed front door into the open-plan lounge, kitchen, and dining area (5.78m x 4.21m), a cosy living space featuring a double-lined log burner fireplace, radiator, and patio doors and windows overlooking the courtyard. To one side is a ground-floor cloakroom with WC and sink (1.22m x 4.77m).

To the left of the entrance, stairs lead to the first floor, where there is access to the water storage tank and electricity meter, along with three bedrooms and the family bathroom.

The bathroom comprises a small bath with shower area, bidet, and wash basin.

Bedroom 1 (front) – A double-glazed room with radiator and exposed beams (2.76m x 3.71m).

Bedroom 2 (rear) – A double-glazed room with radiator and exposed beams, overlooking the courtyard (3.31m x 2.93m).

Bedroom 3 (rear) – A double-glazed room with radiator, also overlooking the courtyard (2.74m x 3.27m).

The insulated loft space houses the hot water tank.

Outside, the courtyard (3.75m x 6.96m) includes a useful single-storey outbuilding (2m x 4m) with windows, radiator, and electricity supply, making it ideal as a games room, studio, or home office.

Location Perks

Just a short walk into the town with supermarkets, shops, restaurants, bars and pharmacy and more, as well as the weekly market in the square and many activities in the town. The train station is also conveniently located about a 10 minute walk away with rail links to Limoges and Poitiers with connections to Paris. Limoges and Poitiers Airports