

A wonderful detached 4 bedroom riverside property in popular Montmorillon

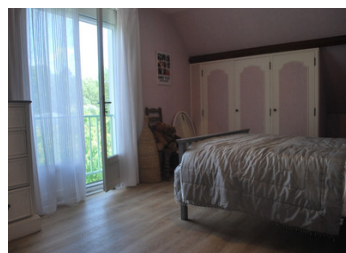


INFORMATION

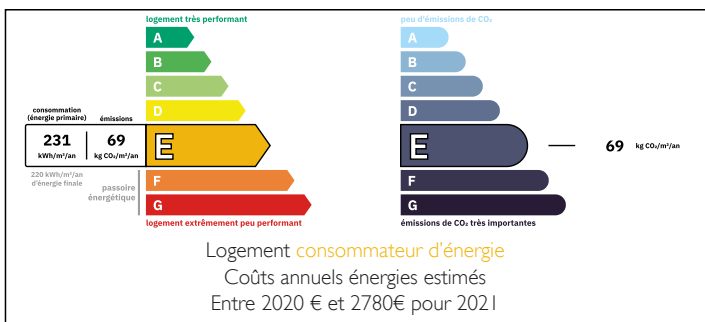
Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	1069 m2

IN BRIEF

Located in the heart of the popular town of Montmorillon, tucked away down a quiet back street, this spacious sous-sol style home offers the perfect blend of peace and convenience. Within walking distance of shops, restaurants and local amenities, the property benefits from oil-fired central heating, additional electric heating, and double/triple glazing throughout. Offering four generous double bedrooms, it is ideal as a family home or holiday retreat. A real highlight is the superb elevated terrace overlooking the attractive private garden, which extends to the river, providing beautiful frontage and a tranquil setting. A rare opportunity to enjoy spacious living with a peaceful riverside garden, all within the centre of this sought-after town.



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

Hidden away down a quiet lane with very little passing traffic, this detached sous-sol style home enjoys a peaceful setting just a five-minute walk from the centre of the popular town of Montmorillon, its train station, shops, cafés and restaurants.

The ground floor offers a garage (3m x 7m), boiler room/utility (3m x 7m) and two further 3m x 7m rooms, ideal as workshops, hobbies rooms or storage.

On the first floor is a fully fitted kitchen, wet room with shower, separate WC, a spacious 10.3m x 4.1m living/dining room, and a double bedroom 3m x 3.1m. French doors lead onto a wonderful terrace with an electric awning, overlooking the attractive garden and the River Gartempe.

The second floor comprises three further double bedrooms, (3.2m x 3.1m; 5.4m x 3.7m & 3.7m x 3.1m) including one with French doors enjoying beautiful garden views, together with a family bathroom and WC.

Outside, the enclosed garden is mainly laid to lawn with mature shrubs and fruit trees, leading directly to the River Gartempe. A small driveway with electric gates provides private parking.

The property benefits from oil-fired central heating, electric radiators on the second floor, double and triple glazing, mains drainage, mains water and a connected well supply. Most windows are fitted with fly screens for added comfort.

Poitiers and Limoges airports are both within an hour's drive, making this an ideal permanent home, family residence or lock-up-and-leave holiday property in one of the area's most sought-after market towns.

Information about risks...

LOCAL TAXES

Taxe foncière: 1272 EUR

NOTES