LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47513DRO86 Price: 157 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (144 037 EUR without fees)

A substantial detached 1960's 6 bedroom town house close to all amenities















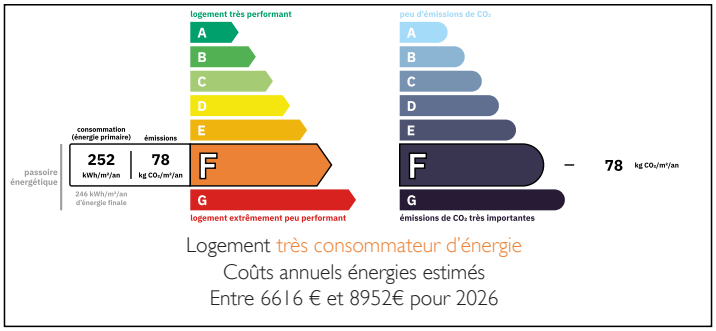
INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	6
Bath:	2
Floor:	207 m2
Plot Size:	1064 m2

IN BRIEF

The property is ideally positioned for enjoying everything Montmorillon has to offer, including shops, bars and restaurants, schools, the River Gartempe and the nearby aquatic centre. The airports at Limoges and Poitiers are both approximately one hour away maximum

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 6616 € et 8952€ pour 2026

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1717 EUR**

NOTES

DESCRIPTION

Situated just a few minutes' walk from the centre of popular Montmorillon, this substantial sous-sol style property offers generous accommodation, excellent versatility and plenty of potential to create a wonderful family home.

The main entrance opens into a welcoming entrance hall measuring approximately 2.3m x 2.7m, leading into an impressive L-shaped living/dining room with three distinct areas measuring approximately 4.1m x 5m, 3.3m x 4.7m and 4.6m x 4m. A fireplace is already in place, ready for the installation of a wood-burning or pellet stove. There is also a separate kitchen, a spacious bedroom measuring 4.4m x 3.6m with en-suite shower room of 2.8m x 1.8m, plus a separate WC.

The upper floor provides a further five bedrooms, including one with a dressing room, together with an additional room ideal for use as a home office or study. There is also a family bathroom and separate WC.

The sous-sol level provides excellent additional space, including a large garage with electric doors, a kitchen/utility area, boiler room and further useful room, offering excellent storage and potential for a variety of uses.

Outside, the rear of the property benefits from a lovely terrace, perfect for al fresco dining and enjoying sunny summer evenings. The garden is mainly laid to lawn with mature shrubs and established trees and sits on a slope, creating a pleasant green setting. To the front, steps lead to the entrance, with a driveway providing access to the garage.

Detached
Mains drains
Secondary double glazing
Oil central heating