LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48181DB86 Price: 195 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 556 EUR without fees)

Grand style 4/5 bedroomed family property is within easy reach of all the towns shops and services

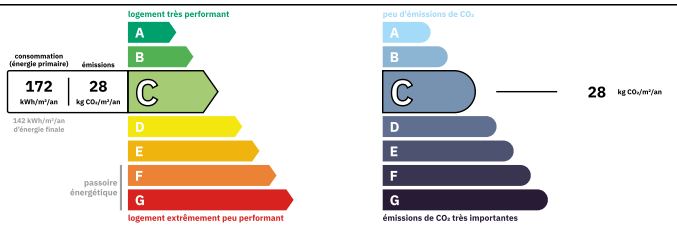
INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	602 m2

IN BRIEF

This very bright and spacious property is very eye catching on arrival and is ready to move into. The elevated main living areas consist of a spacious entrance hall leading to the L shaped lounge which has 3 sets of double glass doors that draws you out to the balcony overlooking the garden. Also on this level there are 2 bedrooms, an office, a bathroom plus a modern well equipped kitchen. Stairs to the top floor landing lead to 2 bedrooms, a bathroom plus a separate toilet. The sous-sol has a workshop, wine cellar, a room that leads to the garden, toilet, boiler room, laundry room and garage with gravel drive and gated access. The manageable garden surrounds the house.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2260 € et 3130€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**900 EUR**

NOTES

DESCRIPTION

This property consists of:
Steps to elevated main living areas:
Entrance hall
Kitchen 3.20m x 4.10m
L shaped lounge with balcony access 3.10m x 6.70m + 3.50m x 3.40m
Office/bedroom 3.30m x 2.70m
Bedroom 4.50m x 3m
Bedroom 3.10m x 3.60m
Bathroom with shower, double basin and wc 2m x 2.70m

TOP FLOOR
Large landing
Bedroom 3.50m x 4.50m
Bedroom 5m x 2.60m
Bathroom with bath and basin 2m x 1.50m
Separate toilet

SOUS-SOL
Wine cellar 2.30m x 4.50m
Workshop 4.50m x 3.80m
Room with door to garden 6.50m x 2.80m
WC
Laundry room 3m x 3.40m
Boiler room 4.22m x 3m
Garage with summer kitchen and access to the garden 3.20m x 6.50m

The town of Montmorillon is just a short stroll of less than 10 minutes from the property or there is plenty of parking too for the car. It offers bars, restaurants, supermarkets, schools, choice of commerce and bakers, train station, weekly market, cinema, train station, hospital and the Cité de l'Ecrit in the old town.
Both Poitiers and Limoges are easily accessible for shopping and the airports to the UK and other european destinations.