LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48599MID86 Price: 199 999 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 185 EUR without fees)

Beautiful Townhouse in the Heart of Montmorillon















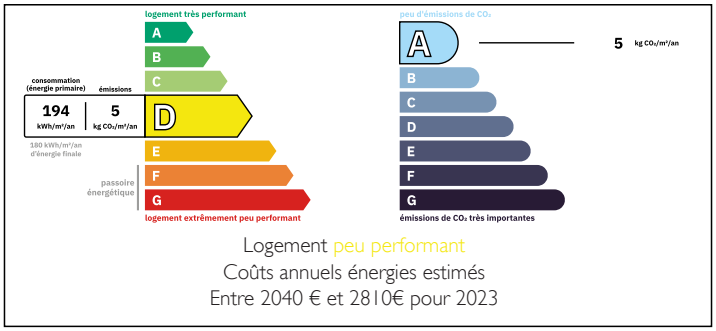
INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	1
Floor:	137 m2
Plot Size:	230 m2

IN BRIEF

Charming 4-bedroom townhouse in the heart of Montmorillon. The property offers a welcoming entrance hall, garage, WC and back kitchen. Upstairs, there is a spacious living area with kitchen, dining and lounge, a shower room and two bedrooms. The top floor offers two further bedrooms. Full of character, with an original staircase, pretty garden, terrace and open barn. Ideally located close to all local amenities. Perfect as a family home or holiday property.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2040 € et 2810€ 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: **584 EUR**

NOTES

DESCRIPTION

Situated in the heart of the charming town of Montmorillon, this beautiful townhouse offers generous living space, character features and a lovely outdoor area.

On entering the property, you are welcomed by a hallway providing access to a garage, a separate WC and a useful back kitchen, offering additional practical storage and preparation space.

The first floor is dedicated to the main living accommodation, featuring a spacious open-plan living area incorporating the kitchen, dining room and lounge. This floor also benefits from a shower room and two bedrooms.

On the top floor, you will find two further bedrooms, providing plenty of space for family, guests or even a home office.

Throughout the property, the original staircase adds a lovely touch of character and charm, complementing the property's traditional town-house feel.

Outside, the property continues to impress with a pretty garden and terrace area, perfect for enjoying outdoor dining and relaxing in the warmer months. There is also an open barn, offering additional storage or potential for a variety of uses.

Ideally located in the heart of Montmorillon, within easy reach of the town's shops, cafés, restaurants and amenities, this property would make a wonderful family home, holiday home or investment opportunity.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr