LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48755DB86 Price: 99 999 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 909 EUR without fees)

Fully renovated 4 bedroomed town house within walking distance of shops and train station















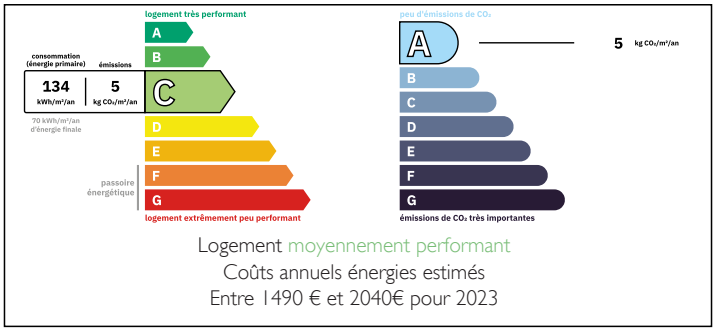
INFORMATION

Town:	Montmorillon
Department:	Vienne
Bed:	4
Bath:	1
Floor:	117 m2
Plot Size:	271 m2

IN BRIEF

This property ideally located within minutes from the centre of town and the train station comprises 4 bedrooms of which one has a balcony, a large family bathroom, a new fitted kitchen and spacious dining area plus a lounge overlooking the private garden. There is also a cloakroom and laundry room on the ground floor. Heating is provided by electric radiators and the property has a 'C' energy rating plus the house has been fully rewired and replumbed. The loft space has the potential to be converted for additional living space. The garden is a manageable size and has outbuildings for storage.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1490 € et 2040€ 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:	**596 EUR**

NOTES

DESCRIPTION

This property consists of:
GROUND FLOOR
Entrance hall
Kitchen/diner 5.26m x 5.20m
Lounge 3.30m x 4.32m
Utility room with WC and electric hot water heater

FIRST FLOOR
Bedroom 1 2.65m x 4.48m
Bedroom 2 2.67m x 4.51m
Bedroom 3 3.58m x 3.43m
Bedroom 4 3.41m x 3.32m with balcony terrace
Bathroom with shower, basin and WC 2m x 2.74m

Loft space 7m x 7m could be converted into living space with correct permissions

EXTERIOR
Garden with storage sheds

The lively town of Montmorillon has bars, restaurants, supermarkets, choice of commerce, weekly market, schools, train station, hospital, cinema and swimming pool.
Both Poitiers and Limoges are easily accessible by road and rail for airports and retail.

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