



A quite superb modern 5 bed house on about 2 acres (8,200 m²) in the Vienne, less than 5 minutes from all amenities.

Built in the 1970s to a very high standard and substantially enhanced by the current owners, the house provides over 240 m² of quite splendid living accommodation on two floors. The upper floor, easily accessible via 2m wide steps from the front 'in-out' driveway, provides the principal accommodation . . .

Access to the balcony also is possible from the two large principal bedrooms (16 m² and 14 m²), the latter fitted with fitted wardrobes to two sides. The third bedroom on this floor (15 m²) overlooks the front garden and entrance driveway. Also on this principal floor we have a fully fitted kitchen and scullery (15 m²), a bathroom with attractive 'roll-top' type bath (5 m²), a separate shower room (6 m²) and a separate WC.

On the lower ground floor, accessed via stairs off the main entrance hallway (11 m²), we have two further bedrooms (both 16 m² and both overlooking the rear garden), a large salon (40 m²) with log burner and with kitchen units to one side, and a shower room with WC. In addition there is a large room (20 m²) currently used to display the vendor's extensive array of model aircraft, plus an integral two car garage (60 m²). This lower floor is both self contained and self sufficient and, if appropriate, could be considered as a separate annex for 'mother-in-law' or as an apartment to rent. The extensive gardens are laid mainly to lawn and surrounded by attractive hedges which make the garden very private. Currently the property has an in-out driveway arrangement at . . .

Town: Montmorillon
Dept: Vienne
Plot size (m²): 8271
Habitable (m²): 300
Bedrooms: 5
Bathrooms: 3
Agent: Colin Appleyard

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