

UNDER OFFER 2 bed cottage with attached barn to convert and pretty garden, close to Rochechouart

EXCLUSIVE



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	994 m2

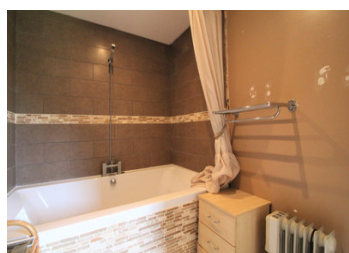
IN BRIEF

This pretty stone cottage with large attached barn and garden offers great expansion potential, whilst offering perfectly habitable 2 bedroom accommodation. Open plan lounge/kitchen/diner on the ground floor, along with bathroom & WC. 2 bedrooms upstairs.

The barn had planning permission to convert, (although this would likely need to be renewed) and the plan was to create a lovely separate lounge/dining room with further bedrooms and bathroom above with a galleried landing to create separate access to each bedroom.

Large attached garden to the side of the house, along with partially covered storage area and garden shed.

Situated in a small hamlet, just 5km from the medieval town of Rochechouart with all amenities



ENERGY - DPE

DPE not required.

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.



DESCRIPTION

The front door takes you directly into the open plan lounge/kitchen/diner (30m²) with a good run of wall units and lovely range style cooker in the feature fireplace.

The bathroom (6m²) is recently fitted and offers a huge bath, hand basin and WC.

Upstairs there are 2 bedrooms of 19m² and 18m² and at the moment, the 2nd is accessed via a temporary doorway, underneath the beam which does involve some serious ducking. However, the long term was to create a new staircase in the barn with a galleried landing that would private access to each bedroom and at standard head height.

The electrics are plumbing are new, although with some finishing off of the plumbing to complete. The septic tank was tested on the 25/07/2023 and is in conformity. There is no heating system at present and the ground floor windows are the original single glazed units but the front door and the 2nd floor windows are double glazed.

The barn has been divided down the middle already and has a good concrete floor. This part of the roof will need to be attended to (either replaced or overhauled) and there are no electrics or plumbing in place but all are easily connected through from the house.

There is a pretty garden area at the back of the barn, offering plenty of space for parking as well. Then, you have a large garden directly attached at the side of the house...

LOCAL TAXES

Taxe habitation: EUR

NOTES