

## 2/3 bed town house with garden and garage in the medieval town of Rochechouart



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Rochechouart |
| Department: | Haute-Vienne |
| Bed:        | 2            |
| Bath:       | 1            |
| Floor:      | 98 m2        |
| Plot Size:  | 259 m2       |

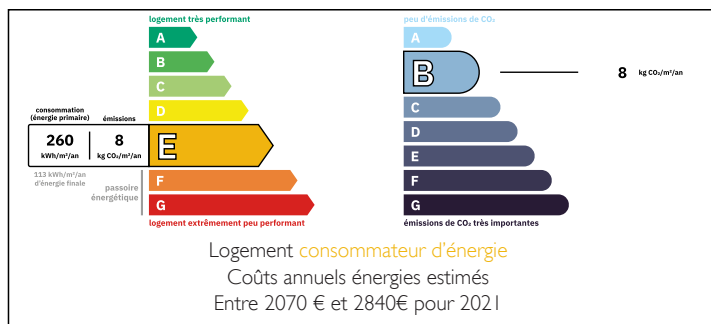
## IN BRIEF

2/3 bed town house with garage and garden. The property is immediately habitable but with some modernisation to do in parts. The roof appears to be sound the property is connected to mains drains.

All of the town amenities, including a choice of bar/restaurants, boutiques, supermarkets, doctors, schools etc are within walking distance and the larger town of St Junien is just 15 minutes by car, with Limoges airport 40 minutes by car.

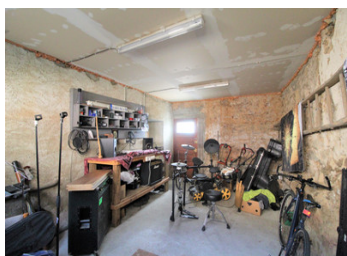


## ENERGY - DPE



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 ground floor offers the large kitchen/diner/lounge with feature fireplace, bathroom and WC and large garage which could be converted into further living accommodation, if required.

On the first floor there are 2 good sized bedrooms and then a beautiful lounge or 3rd bedroom, depending on your requirements.

There is an attic above for storage.

The garden is at the rear and you will be aware of the main road through Rochechouart from here, but there is plenty of space to create a lovely sitting area and garden.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES