

3-bedroomed town house with garage in the very centre of Rochechouart.



## INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	0 m2

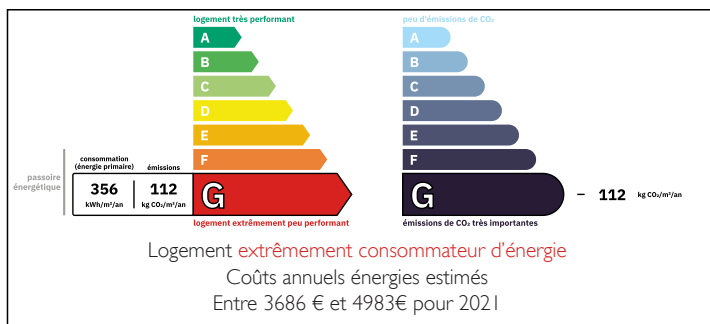
## IN BRIEF

This attractive town house does require modernisation but is immediately habitable, offering entrance hall, lounge/dining room, kitchen and garage on the ground floor, 3 very large bedrooms and a shower room with separate WC on the first floor and large attic above.

There is no outside space but the garage offers plenty of parking and storage space and all of the town amenities are accessible on foot. Limoges airport is 35 minutes by car.

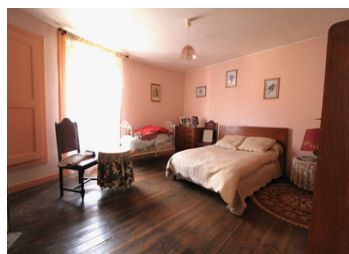


## ENERGY - DPE



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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

Entrance hall is at the side of the house and there is also a main door directly into the lounge/dining room. The kitchen is to the left (with doors to both the entrance hall and dining room) and the option to create one large open plan room is certainly there (as the wall is not supporting between the kitchen and dining room). At the back you have the garage which would take several cars plus storage and also another storage room with access to the large cellar below.

On the first floor, you have a large bedroom with a smaller room to the side which would be perfect as a dressing room and bathroom. The shower room and WC are opposite the stairs and then at the rear, another two very spacious bedrooms, one leading to the other.

The lovely staircase continues up to the attic which is also very convertible, if desired.

The house is on mains drains, the roof appears to be sound and walls have been beautifully pointed along the side and rear. However, the electrical system, heating and insulation are all to do and the windows are single glazed.

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

## LOCAL TAXES

**Taxe foncière: 474 EUR**

**Taxe habitation: EUR**

## NOTES