

UNDER OFFER Pretty 2 bed-roomed town house in Rochechouart with courtyard garden.

EXCLUSIVE



## INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	22 m2

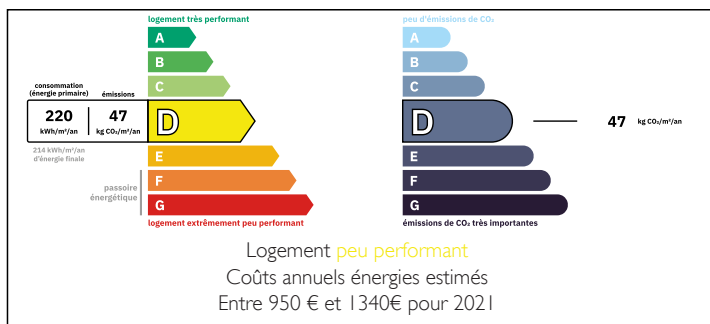
## IN BRIEF

Lovely 2 bed cottage with courtyard garden, within an easy walking distance of all the amenities of the medieval town centre with choice of restaurants, bars, boutiques, boulangeries and supermarkets. Kitchen and lounge/dining room on the ground floor and 2 bedrooms and bathroom on the 1st floor. Converted attic above which could work as an office or children's bedroom. Courtyard and balcony at the rear.

Limoges airport is a 35 minute drive.



## 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 house is attached on both sides but the courtyard remains private. It is connected to mains drains and has a mains gas central heating system, although the boiler has not been used for well over 5 years, so we cannot guarantee that it still works. The electrics are in working order but will require some updating. Finally, the property is single glazed but the shutters are in good order and the attic is insulated, so the DPE grading is D.

All furniture is included.

Ground floor:

Living room (21m<sup>2</sup>) with large storage cupboard  
Kitchen (9.5m<sup>2</sup>) with gas hob, electric oven and integrated fridge.

Bedroom 1 (13m<sup>2</sup>) with sink and cupboard.

Bedroom 2 (10m<sup>2</sup>) with small balcony.

Courtyard of 3.4m X 7.4m.

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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: 350 EUR

Taxe habitation: EUR

## NOTES