

Beautiful 4 bedroom house with garden and barn in the centre of the medieval town of Rochechouart.

EXCLUSIVE



INFORMATION

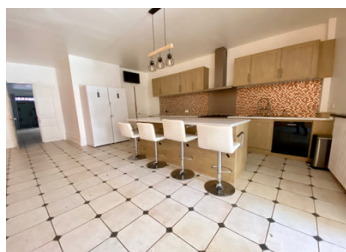
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	400 m2

IN BRIEF

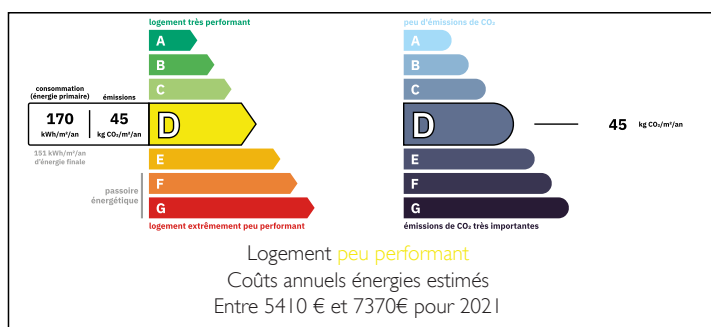
Beautiful 4/5 bed townhouse in the centre of Rochechouart with all amenities on foot. Fabulous lounge, fully fitted kitchen with breakfast bar and dining area and conservatory on the ground floor. 2 bedrooms, both with the potential for ensuite bathrooms on the 1st floor and 2 bedrooms and family bathroom on the 2nd floor.

Balcony and beautiful walled garden at the rear with option for an above ground pool and a sauna if desired.

Magnificent barn with mezzanine, bar and plenty of parking for several cars.



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 has been recently renovated throughout with just the bathrooms to finish/update if desired. The fully fitted kitchen includes the oven, hob, extractor fan and the washing machine (in a separate utility room is available if wanted).

The electrical installation is recent and there is an oil fired central heating system. The windows are single glazed but of excellent quality and in good condition.

Situated on a quiet, one-way street that will soon be re-paved and made semi-pedestrian, the house is a stone's throw from the bars, restaurants and boutiques of the town centre, which also boasts the fabulous chateau (now a modern art museum). Doctors, dentists, schools, vets, banks etc are all walkable too. Limoges airport is a 35 minute drive.

LOCAL TAXES

Taxe foncière: 1623 EUR

Taxe habitation: EUR

GROUND FLOOR

Lounge (39m²)
Dressing room (4m²)
Kitchen (34m²)
Conservatory (21m²)
WC room (4m²)

FIRST FLOOR

Bedroom 1 (38m²)
Bathroom (8m²)
Landing (3m²)
Bedroom 2 (21m²)
Shower room (2m²)

SECOND FLOOR

Landing (21m²)
Bedroom 3 (29m²)
Dressing room (3m²)
Bathroom (7m²)
Bedroom 4 (25m²)
Bedroom 5 (12m²)

Attic (39m²)

NOTES