

UNDER OFFER Attractive hamlet property, close to Rochechouart beautiful garden and garage/outbuilding



INFORMATION

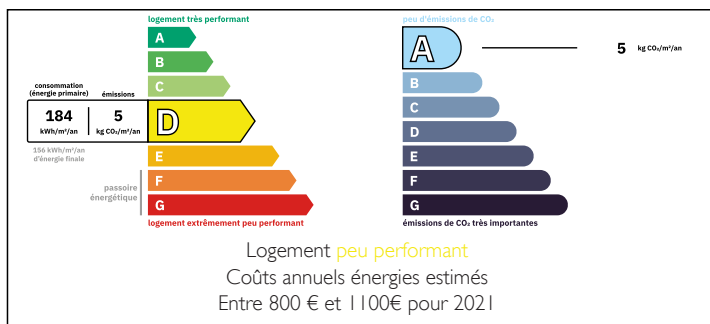
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	247 m2

IN BRIEF

Situated just 3km from the medieval town of Rochechouart with full amenities, this lovely 3 bedroomed property is ready to move into today. Lounge, kitchen and bathroom on the ground floor and 3 bedrooms (one ensuite), on the first floor. Under 40km from Limoges airport.



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 main front door takes you into the kitchen (19m²) - a lovely light and bright room with country side fitted units and pretty log burning stove. Up a few stairs at the back of the room is the bathroom (6m²) with WC and space for the washing machine. Above the kitchen are 2 bedrooms of 8m² and 14m² and a WC.

Back to the ground floor, to the left of the kitchen, you have a characterful lounge/dining room (30m²) with feature fireplace (with log burning stove), pretty stone sink, beams and pointed walls on show. There is also a door to the front of the house and the graveled terrace - so this could also be used as the front door, if you prefer.

Upstairs, you have a beautiful master suite (25m²) - a lovely sized room, big enough for a double bed and a sofa or 2nd bed on the other side of the room and a recently installed ensuite shower room (5m²) with WC.

The property is connected to mains drains and the roof appears to be in excellent condition. The windows are a mix of single and double glazing but the roof is well insulated. The heating is via the two log burners and electric radiators.

The garden is just over the very tiny hamlet lane (literally no passing traffic as it is access for this house and the properties on either side), where a second terrace has been created and the...

LOCAL TAXES

Taxe foncière: 824 EUR

Taxe habitation: EUR

NOTES