

Lovely, detached, one bed, stone cottage in the medieval town of Rochechouart



## INFORMATION

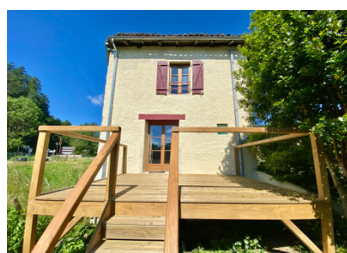
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	51 m2
Plot Size:	119 m2

## IN BRIEF

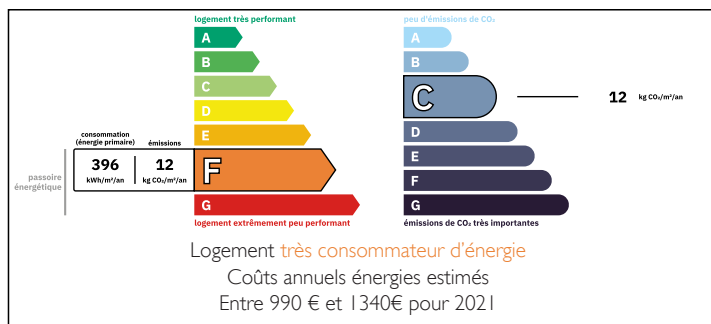
This lovely, detached cottage is ready to move into today. Situated on the edge of the medieval town of Rochechouart and with views up the château and surrounding countryside, this property makes a perfect bolt hole/holiday let. At 51m<sup>2</sup> of habitable space is makes for a very spacious 1 bed house, easy to keep and maintain.

Open plan lounge/kitchen/diner on the ground floor with feature log burning stove and large family bedroom and bathroom on the 1st floor.

Pretty garden at the rear, with terrace, leading to the cellar and graveled entrance to the house. There is plenty of parking available, directly opposite the house and the amenities of the town are a 5 minute walk (up the hill).



## 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 property is connected to mains drains. The electrics and plumbing are both up to date. The kitchen and log burner were recently installed and there is a large sitting area that could easily take a sofa or sofa-bed as well as the dining table. On the first floor, the generous bedroom has enough room for 2 beds (if required) and you have a good sized bathroom with hand basin and WC.

At the rear of the house, there is a new terrace with several steps down to the pretty garden of approx 40m<sup>2</sup> with lovely views over fields and across to the stream. There is also access to the cellar which serves as a utility room (with plumbing for the washing machine and electric hot water tank).

At the front of the house, there is a courtyard/terrace of approx 30m<sup>2</sup>, all graveled and with fabulous views up to the château.

The property is situated at the entrance to Rochechouart and there is a large car park opposite the house for free and unlimited parking. The house is on the main road into town so there is passing traffic but the rear garden is very private.

## LOCAL TAXES

**Taxe foncière: 370 EUR**

**Taxe habitation: EUR**

## NOTES

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