

Stunning, detached, 6 bedroomed house in Rochechouart in a very private setting with large gardens



## INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	7462 m2

## IN BRIEF

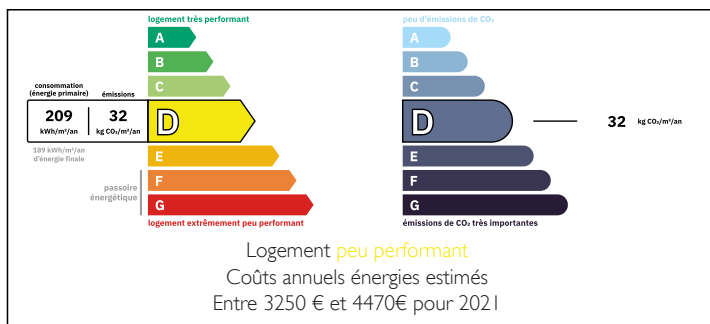
This immaculately presented, detached villa offers beautiful living accommodation in the medieval town Rochechouart but in quiet and private setting. The main living accommodation is on the ground floor, including 2 bedrooms and a bathroom. The first floor has 3 further bedrooms, a dressing room and a bathroom. The basement, which effectively provides a private apartment, offers a lounge/bedroom, large office and shower room as well as the utility room, summer kitchen and double garage.

The extensive grounds surround the property and include an orchard, formal garden, several terraces and a private, electric gated driveway.

The medieval town centre is a 20 minute walk which includes a choice of bars & restaurants, boutiques, butchers, bakeries, doctors, dentists and schools. The local supermarkets and DIY stores are a 10 minute walk. Limoges airport is...



## 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

### Ground Floor

Beautiful entrance hall (5m<sup>2</sup>) with large built-in cupboards

2 bedrooms (14m<sup>2</sup>)(14m<sup>2</sup>), each with ensuite bath/shower rooms (10m<sup>2</sup>)

Fabulous lounge/dining room (61m<sup>2</sup>) with recently fitted insert log burning stove

Fully fitted kitchen (14m<sup>2</sup>) with breakfast bar

Beautiful covered terrace (18m<sup>2</sup>) with views across the rear garden

Beautiful terrace along the front of the house with elegant steps.

### First Floor

3 double bedrooms (9m<sup>2</sup>)(9m<sup>2</sup>)(9m<sup>2</sup>)

Bathroom (9m<sup>2</sup>)

Dressing room (7m<sup>2</sup>)

### Basement

Lounge/bedroom studio space (23m<sup>2</sup>)

Large office/bedroom (10m<sup>2</sup>)

Central lobby (15m<sup>2</sup>)

Shower room (5m<sup>2</sup>)

WC (2m<sup>2</sup>)

Utility room (32m<sup>2</sup>)

Summer kitchen (20m<sup>2</sup>), leading to another fabulous terrace

Double garage, recently insulated. (34m<sup>2</sup>)(13m<sup>2</sup>)

## LOCAL TAXES

**Taxe foncière:** 1190 EUR

**Taxe habitation:** EUR

## NOTES

### Grounds

The gardens are wonderfully manicured and include a formal garden/vegetable garden, an orchard and a park with mature trees.

There is an outbuilding (44m<sup>2</sup>) for the garden tools and lawn mowers etc

The front gates are electric and the large driveway offers plenty of extra parking space.

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