

Fabulous 3 bed, stone house with pool and barn, situated 6 minutes from the medieval town of Rochechouart



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	178 m2
Plot Size:	996 m2

IN BRIEF

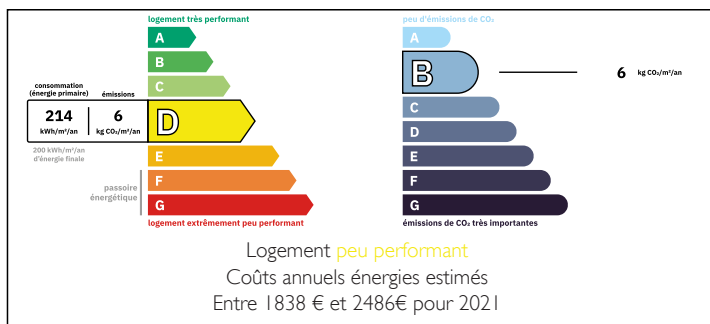
Situated in a hamlet on the outskirts of Rochechouart, this fabulous property offers open lounge/dining room and kitchen with centre island/breakfast bar, 2 bedrooms and a shower room/utility room on the ground floor and large mezzanine, bedroom and shower room plus potential dressing room to renovate on the first floor.

Beautiful part covered terrace at the rear, leading the pool and garden and enjoying stunning views of the open countryside beyond.

Large barn that houses the pellet fired central heating system for the underfloor heating and offers plenty of space for parking, a workshop and cellar space.

The town centre of Rochechouart is a 6 minute drive (4 km) offering full amenities including

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.



LOCAL TAXES

Taxe foncière: 1011 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is connected to a septic tank which will need some upgrading but is in good working order. The roof appears to be in good condition and the property is very well insulated plus has double glazed windows and doors throughout.

The first floor bathroom (9m²) does need to be completed and there is a large walk-in cupboard (5m²) that is crying out to become a dressing room but the asking price does take account of these works. The ground floor is in excellent condition throughout and includes a log burning stove in the lounge/dining room area. The kitchen (46m²) is recent fitted and includes the centre island/breakfast bar.

Bedroom 1 (12m²)

Bedroom 2 (17m²)

Bedroom 3 (20m²)

Living room (30m²)

Mezzanine (21m²)

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