

## UNDER OFFER 2 bed townhouse in the centre of the medieval town of Rochechouart



## INFORMATION

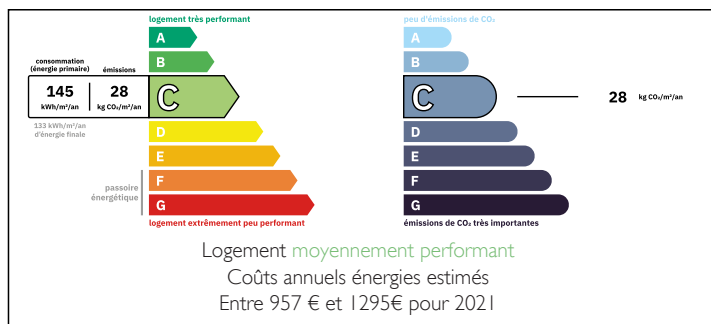
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	0 m2

## IN BRIEF

Great townhouse in good structural order with decor to refresh, situated in the heart of the medieval town of Rochechouart and with all amenities on foot. Free parking opposite the house. Fabulous views onto the chateau.

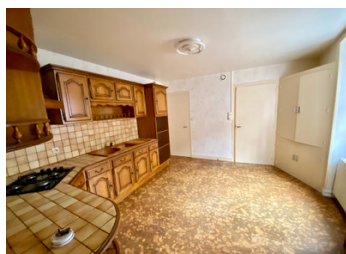


## ENERGY - DPE



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

Lounge

Kitchen with fitted units in good order although a little dated in style

Utility room with garage doors at the far end providing space to park a small car

Entrance with WC

### First Floor

2 double bedrooms, one of which has access to an attic which is fully insulated so useful for storage but not necessarily conversion)

Shower room with WC and heated towel rail (electric)

In addition, there is a room with attic above (situated over the utility room in the part of the property with the higher roof) that could certainly make another bedroom but there is no staircase to access it at present.

Gas central heating provided by the brand new (not yet used) gas boiler. Double glazed throughout and well insulated in the attics.

There is no outside space with this property so ideal for a rental investment or holiday home. There is plenty of free parking directly opposite the house.

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

## LOCAL TAXES

**Taxe foncière:** 505 EUR

**Taxe habitation:** EUR

## NOTES