

Ref: A34126ED87

Price: 224 500 EUR

agency fees to be paid by the seller

UNDER OFFER Very spacious town house with business options, barns, walled courtyard and attached garden.



# INFORMATION

Town: Rochechouart

Department: Haute-Vienne

Bed: 6

Bath: 4

Floor: 300 m2 Plot Size: 2973 m2





#### IN BRIEF

This attractive town house offers spacious accommodation over two levels, multiple barns and outbuildings, large walled garden and attractive courtyard.



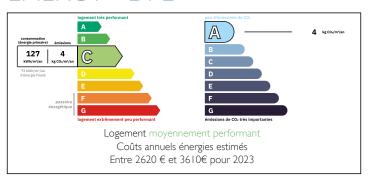


Situated in the centre of the medieval town of Rochechouart, with all amenities within an easy stroll from your front door, this property could serve equally well as a large family home (with 4/5 bedrooms) and/or as a commercial enterprise, due to its central location and the space on offer. Limoges airport is a 35 minute drive.





**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.





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### LOCAL TAXES

Taxe foncière: 1892 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Ground Floor

Entrance Hall (17m2) with original floor tiles

Lounge (27m2) used as a shop with original fireplace Dining room (24m2) split into 2 treatement rooms and hallway with original fireplace

Kitchen (18m2) with pellet burning stove and central island

Bedroom I (14m2)

Bedroom 2 (18m2) both currently used as treatment rooms

Shower room and WC (3m2)

First Floor

Generous central landing (7m2)

Lounge (28m2) with beautiful oak floor (which would serve as a bedroom if required)

Bedroom 3 (27m2)

Bedroom 4 (17m2)

Shower room (6m2) in between (Jack & Jill style)

The beautiful staircase continues up the attics above this section of the property.

Bedroom 5 (25m2) currently used an a yoga studio) leads you into

Sitting room (22m2) with door to the garden and pellet burning stove

Bedroom 6 (16m2) with en-suite shower room (4m2)

Kitchen (21m2) with fitted units but also some finishing to do, which also has a connecting door into the lounge.

Shower room with WC (6m2).

These last rooms have been created in a section of the barn and could easily be divided off as a gite as they have their own private access to the garden. The remainder of the barn (116m2) is used for storage and parking.

In front of the house, you have a lovely gravelled courtyard and from here you can access the garden and also the 2nd barn (138m2), also ideal for parking and garden storage and there is a room in here used as a gym.