

UNDER OFFER Stunning views from this 2 bed town house with terraced gardens and all amenities on foot

EXCLUSIVE



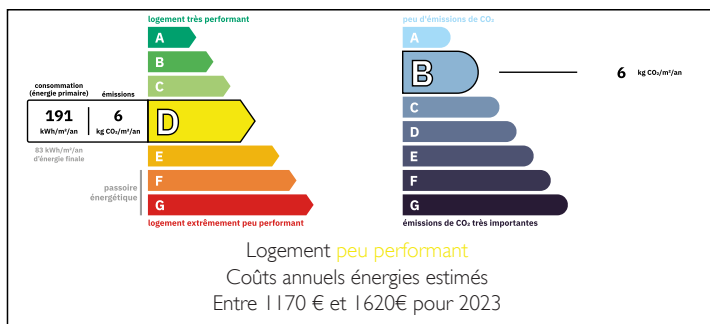
INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	77 m2
Plot Size:	189 m2

IN BRIEF

This beautifully presented town house offers lounge, fully equipped kitchen, 2 bedrooms, each with ensuite shower room & WC, 2 lovely terraces with stunning views of the chateau, lake and valley, outbuildings and a small potager. All the amenities of Rochechouart are on foot and the larger town of St Junien is 11 km away. Limoges airport is just 36 km.

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: 813 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated on a quiet one way road, but within easy walking distance to the shops, bars and restaurants the lovely medieval town of Rochechouart has to offer. The recently renovated chateau, which is now a modern art museum, is part of the stunning view from the rear of the house which also includes the valley and lake below.

You enter into the lounge (15m²) with feature fireplace (electric) and an internal hallway (6m²) leads you past a downstairs WC with sink, to the kitchen/dining room (16m²). Fully glazed sliding doors lead onto a lovely covered terrace (8m²) with the wonderful views. A few steps down takes you to an outbuilding used for garden storage (5m²) and a 2nd room as a summer kitchen and storage room (10m²), which has another lovely, decked terrace with fabulous views up to the chateau. At the bottom of this terrace is a small terraced garden which is set out as a pretty potager.

On the first floor, you will find a landing with sitting area (5m²) to enjoy the views and then a lovely double bedroom (11m²) with ensuite shower room & WC (3m²).

On the second floor, you have the 2nd bedroom (12m²) and ensuite shower room with WC (3m²) and this time, the landing (6m²) is slightly bigger so this area could be used as an occasional bedroom and/or would make a great office space.

The property has double glazed windows throughout and there are electric heaters in each...