

UNDER OFFER Rare find! Detached, 3 bed townhouse in the centre of Rochechouart with garden and garage.

EXCLUSIVE



INFORMATION

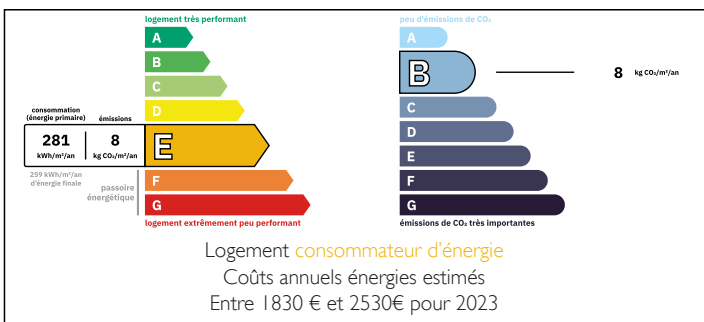
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	3
Floor:	138 m ²
Plot Size:	883 m ²

IN BRIEF

Detached, 3 bed town house in the centre of Rochechouart with all amenities on foot. The ground floor is comprised of 2 bedrooms, bathroom, dressing room/office, utility room, wine cellar and central hallway with attractive staircase to the 1st floor. Here you have a large snug, shower room and large open plan lounge/kitchen/diner, leading out onto the covered terrace and garden. Continuing up again, one half of the attic has been converted to create a lovely bedroom with dressing area and separate shower room.

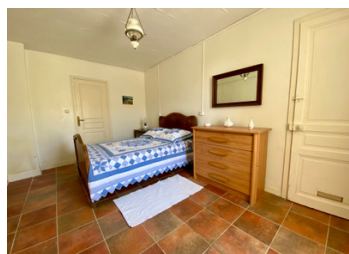
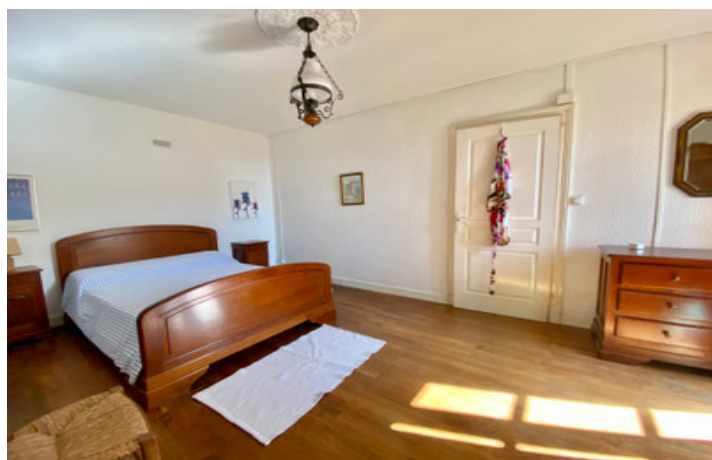
The town centre is just minutes away on foot and offers bars, restaurants, boutiques, boulangeries, supermarkets, DIY store, doctors, dentists, schools etc. The larger town of St Junien is a 13 minute drive (11 km) with lovely weekly market and the larger DIY and supermarkets plus SNCF train...

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

Central hallway (4m²)

Bedroom 1 (18m²) to the left with dressing room/office (9m²) plus wine cellar at the rear

Bedroom 2 (17m²) to the right with utility room.

Bathroom (2m²).

FIRST FLOOR

Central landing with shower room with WC (4m²).

Bedroom 3 / Snug (17m²) with lovely views over the surrounding countryside

Lounge/kitchen/dinning room (30m²), enjoying the same views and with double doors onto the covered terrace and garden. The kitchen include the oven, hob, fridge and dishwasher.

SECOND FLOOR

Bedroom 4 (22m²) and attic conversion with dressing area and access to the remaining attic space (used for storage)

Shower room with WC (5m²).

Landing (3m²).

The house is heated via the log burning stove in the main living room and electric radiators. The property is fully connected to mains drains (tested April 2025).

OTHER

The garden has wonderful views onto the town, where all amenities are an easy stroll.

To the side of the house are a couple of useful storage area and then a small garage with storage area above.

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

LOCAL TAXES

Taxe foncière: **607 EUR**

Taxe habitation: **EUR**

NOTES