

Beautiful old stone house in the centre of Rochechouart

EXCLUSIVE



## INFORMATION

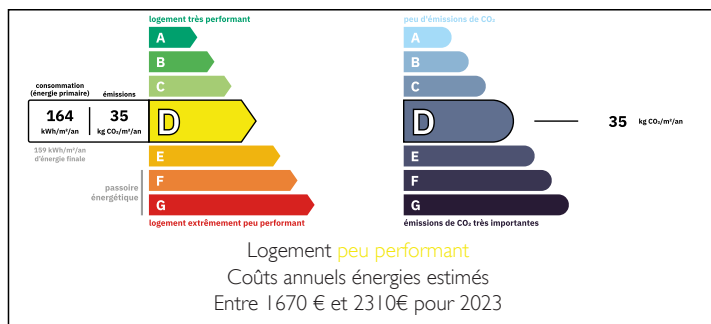
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	292 m2

## IN BRIEF

Beautiful old stone house (125m<sup>2</sup>) in the centre of Rochechouart, within walking distance of all amenities. Featuring a large, charming double living room, a light and airy kitchen, a shower room, and a toilet on the ground floor. A beautiful old stone, tower-style staircase leads to the first floor, where you'll find three large bedrooms, a bathroom, and a separate toilet. The staircase then continues up to a spacious attic, just waiting to be transformed into spectacular additional living space. There is a quaint garden and a terrace area (292m<sup>2</sup>) at the back, perfect for entertaining and relaxing. The roof has been recently redone, and a well with a natural spring completes the property.



## 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

Rochechouart is a historic town, home to a 13th-century castle, and part of a significant geological site formed by a meteorite impact approximately 205 million years ago. The town boasts annual festivals and cultural events, making it a vibrant and charming place with something always happening.

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

## LOCAL TAXES

Taxe fonci re: 586 EUR

Taxe habitation: EUR

## NOTES