

17th century, 4 bedroomed, stone house with large garden, close to Rochechouart

EXCLUSIVE



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	199 m2
Plot Size:	2781 m2

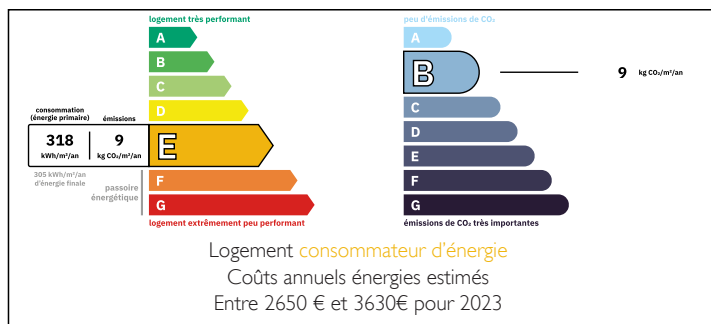
IN BRIEF

Built in 1648, this beautiful stone property offers 3 en-suite double bedrooms and attractive mezzanine on the first floor and lounge, open-plan kitchen/dining room, bedroom and entrance hall on the ground floor. Large attached garden with lovely views of the open countryside beyond.

The medieval town of Rochechouart is just over 4km (6 mins by car) with choice of bars, restaurants to suit all wallets, boutiques, supermarkets, DIY and garden store, doctors, dentists, schools etc. Limoges airport is 35 km (35 mins by car).



ENERGY - DPE



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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 (35)² with feature fireplace and log burning stove and door onto the patio

Kitchen (19m²) with lovely centre isle and feature fireplace, open to the

Dining room (17m²) with doors onto the large patio at the rear of the house

Bedroom (12m²)

Entrance hall/utility room (9m²)

WC with hand basin (3m²)

FIRST FLOOR

Mezzanine (23m²), used as an office

Bedroom 1 (12m²) with ensuite shower room (5m²) which was recently refurbished

Bedroom 2 (10m²) with ensuite shower room (3m²)

Bedroom 3 (23m²) with ensuite shower room (4m²)

Each of the shower rooms has a shower cubicle, hand basin and WC.

NOTES

The property is double glazed throughout, including all doors. The heating is via the log burning stove in the lounge and electric radiators for the bedrooms. The fireplace in the kitchen could have a pellet burner fitted (but not a log burning stove). The septic tank is not in conformity.

EXTERIOR

Large, tiled patio that runs along the rear of the property, leading onto the rectangular garden which enjoys fabulous views of the open countryside beyond.

The property next door is also for sale should a 2 bed house also be of interest : A46435ED87

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