

Lovely stone cottage with two ensuite bedrooms and open-plan ground floor. Barn and attached garden.

EXCLUSIVE



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	98 m2
Plot Size:	1911 m2

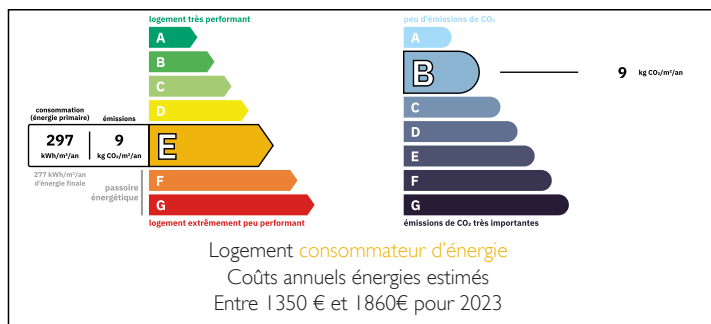
IN BRIEF

This spacious 2 bed cottage is ready to move into today with attached garden and barn/garage at the rear and pretty courtyard in front of the house. Open-plan ground floor with country style kitchen/dining room and pretty lounge. Two en-suite double bedrooms on the first floor.

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



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

Lounge (20m²) with feature fireplace and log burning stove

Kitchen/diner (31m²) with country style units and back door onto the lovely patio area

Cupboard under the stairs for the washing machine.

FIRST FLOOR

Bedroom 1 (19m²) with ensuite shower room of 2m²

Central landing (5m²)

Bedroom 2 (17m²) with ensuite bathroom of 6m².

The property is double glazed all through including the doors and the heating is via the log burning stove and electric radiators for the bedrooms and bathrooms. The property was renovated approx 10 to 12 years ago including the roof, electrical installation, plumbing, insulation etc. The septic tank is fully functional but not in conformity and this is reflected in the asking price for the property.

EXTERIOR

The garden extends away from the rear of the property and is more or less rectangular and the views from the end of the garden are particularly attractive - onto open countryside.

There is also an access on the right hand side the side of the house to take you to the detached barn of 80m² which has a concrete floor. Power is not connected at present.

The property next door is also for sale should a 4 bed house also be of interest : A45968ED87

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

LOCAL TAXES

Taxe foncière: **600 EUR**

NOTES