

UNDER OFFER Town house in the centre of Rochechouart with all amenities on foot.

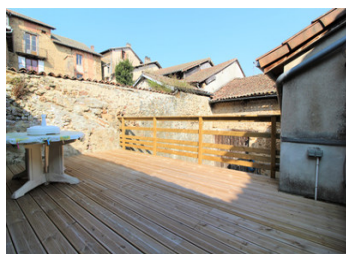


INFORMATION

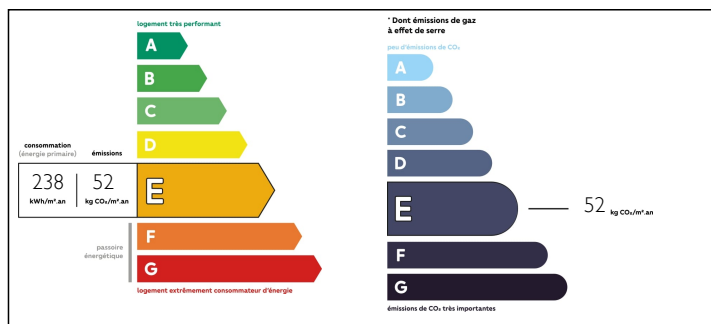
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	150 m2

IN BRIEF

Attractive town house in the centre of the medieval town of Rochechouart with 3/4 bedrooms, lounge and kitchen leading to a raised, decked courtyard. Perfect lock up and leave holiday home. All amenities of the town easily accessible on foot, including choice of restaurants, bars and boutiques. Limoges airport is under 40 minutes.

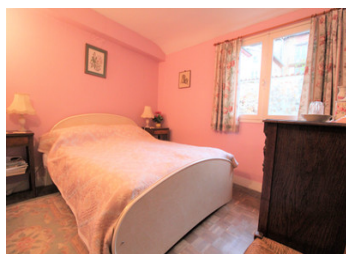
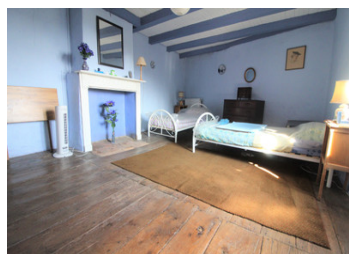


ENERGY - DPE



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: 1131 EUR

Taxe habitation: 1268 EUR

NOTES

DESCRIPTION

Ground Floor

Entrance hall

Lounge/palour with open fireplace (not currently in use) and pretty parquet flooring.

Utility room with washing machine, leading to cellar/cave.

First Floor

Small central landing with wonderful stone sink

Double aspect lounge

Kitchen/Dining room with oven, fridge freeze, microwave and dishwasher.

From here you also have direct access to the raised terrace in the courtyard.

Second Floor

Small central landing and 2 bedrooms, one with en-suite bathroom & WC. Both rooms are double glazed and have the original oak flooring.

Finally, the lovely central staircase continues up to the attic where rock wall insulation has been laid across the whole floor. The head height would not allow for an easy conversion but there is plenty of storage space.

Annexe

At ground floor level you have a WC, the boiler room for the gas central heating boiler and a workshop area which is open to the barn proper. Above, and accessed from the main staircase of the house, you have the 3rd bedroom and bathroom with WC.

Barn

The barn has 2 doors onto the ground level of the courtyard and provides excellent storage and parking space. There is also a mezzanine for additional storage.

The property is connected to mains drains but this connection does need to be updated to ensure that an old septic tank is fully bypassed. The electrics will