

UNDER OFFER Country house with 3 bedrooms, large garden and outbuildings.



INFORMATION

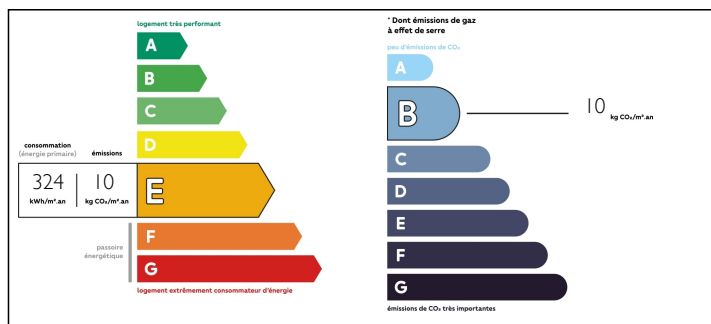
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	127 m2
Plot Size:	2322 m2

IN BRIEF

Spacious 3 bedroom house, totally renovated, with large attached garden and outbuildings. It consists of a living room, kitchen/dining room, 3 bedrooms (one en-suite), one bathroom, a garage, a basement. A garden chalet and some outbuildings.



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

This house has been lovingly renovated and offers habitable space of 125 m².

It is on 2 levels, and includes a large living room, a large kitchen/dining area, 3 bedrooms (1 of which is en-suite) and the main bathroom..

The garden in front of the house is walled, and then it is hedged around the rest. There is the newly decked terrace, the wood store, a garage for 1 car, barn for the lawnmower and storage, plus a wooden chalet of 4 x 3 m in the garden. The basement cellar area is ideal for additional storage. There is also a utility area in the garage.

The house benefits from double glazed windows throughout, a nicely fitted kitchen, a new septic tank drainage system installed in 2019, and fully conforming. It has electric heating, and a wood-burning stove in the main living room.

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

LOCAL TAXES

Taxe foncière: 939 EUR

NOTES