

Ref: A10828

Price: 187 500 EUR

agency fees included: 7.1428571428571 % TTC to be paid by the buyer (175 000 EUR

Fabulous, detached, riverside stone house in the medieval town of Rochechouart.



INFORMATION

Town: Rochechouart

Department: Haute-Vienne

Bed: 3

Bath:

Floor: 127 m² Plot Size: 441 m2















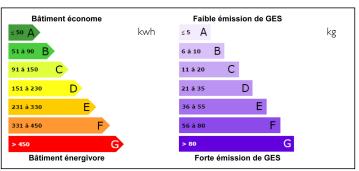
IN BRIEF

Rare find! This wonderful, detached, stone house offers a magical riverside location with the most fabulous views up to the chateau and along the small river Graine. Large kitchen/dining room/living room plus 2nd lounge/office area on the ground floor and 3 bedrooms and shower room on the 1st floor - all enjoying spectacular views. Pretty garden attached to one side which borders the gently flowing river. The shops, bars, restaurants of this popular medieval town are all within a 10 minute walk (1 km) and Limoges airport is a 35 minute (37 km) drive.





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.



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vithout fees)







LOCAL TAXES

Taxe foncière: 403 EUR

Taxe habitation: 450 EUR

NOTES

DESCRIPTION

Situated on a quiet lane (no white lines) and bordering the beautiful river Graine.

Ground floor:

Kitchen/dining room/lounge with pellet burner. Double aspect with beams and feature stone walls on show.

Lounge/office with log-burning stove. Note: The ceiling height is not enormous in this room which might cause problems for anyone well over 6ft. WC

First floor:

Master bedroom with fabulous view up to the chateau and corner hand basin

Bedroom 2 at the rear with views across the river and countryside beyond

Bedroom 3 at the front with views up the chateau Shower room (a little dated but perfectly functional).

The house benefits from a mains drains connection. It is mostly double glazed and the shutters are in excellent condition (solid wood) throughout. The heating is via the 2 stoves plus electric radiators for the bedrooms.

Pretty garden to side of the house with small shed and lovely graveled courtyard in front. There is also plenty of parking space to the side of the house (on communal ground).

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