

UNDER OFFER Detached, 3 bed house in Rochechouart with large garden, partially modernised;

EXCLUSIVE

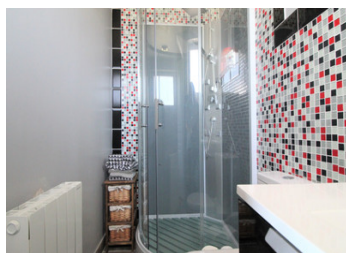
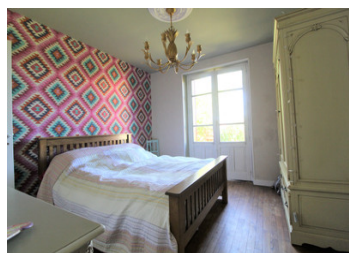
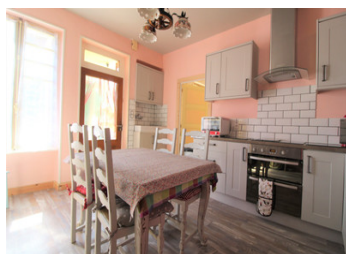
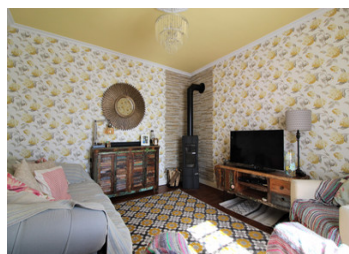


INFORMATION

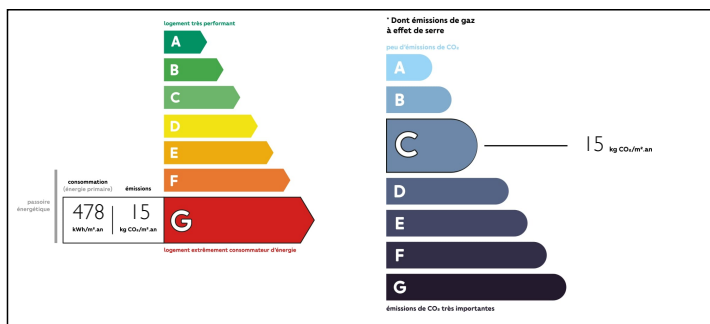
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	84 m2
Plot Size:	1421 m2

IN BRIEF

This well situated, single storey, detached house boasts a new kitchen, lounge and bedroom with ensuite shower room, plus 2 more bedrooms and family bathroom to modernise. The large garden surrounds the house and includes a lovely new patio area. The habitable space is all on one level with a large basement below. Situated at the top of town, an easy walk to the supermarket and a 20 walk to the town centre with choice of restaurants, shops and bars.



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

To the right of the house is a large area for parking several gates and then the garden surrounds the house.

A couple of steps lead you up to the entrance lobby and then all of the living accommodation is on one level.

The kitchen (15m²) is in the centre and it has been recently fitted with lovely units all round and oven, hob and extractor included in the sale.

To the right is the pretty lounge (16m²) with feature log burning stove.

To the left is a bedroom (15m²), or dining room if you prefer, which does need to be modernised.

At the rear, you have 2 further bedrooms (14m² and 13m²), both of which have French doors leading onto a lovely balcony along the back of the house. One has been recently decorated and has a newly fitted en-suite shower room (3m²). You also have the family shower room and separate WC (4m²).

The property is single glazed throughout although there is some secondary glazing along the front of the house. The electrics have been modernised for the kitchen, lounge and bedroom but the other 2 bedrooms do need to be upgraded. The roof appears to be sound throughout and the property is connected to mains drains.

Below the house is a large basement for storage (not accessible with a car) and attached to the side is a laundry room.

The large garden is mostly laid to lawn but does have some...

NOTES