

Town house to modernise/renovate in the centre of Rochechouart : shop space and apartment above plus barn.

EXCLUSIVE

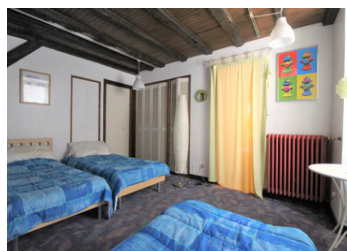


INFORMATION

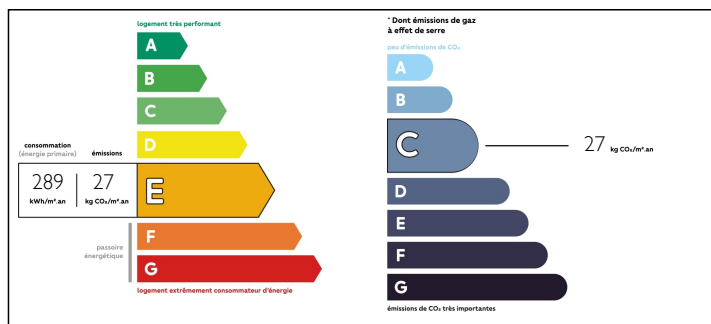
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	0 m2

IN BRIEF

Situated in the heart of the medieval town of Rochechouart, this property offers a lovely 3 apartment with old shop space and attached barn. The living space is habitable but the roof across the whole property is not in good condition and the property does need renovation and modernisation throughout. The property has mains drains and town gas connected. All of the amenities of the town are within an easy stroll, including choice of restaurants, bars, boutiques, supermarkets etc. Limoges airport is under 40 minutes drive.



ENERGY - DPE



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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

The main entrance (16m²) to the apartment is actually in the barn, at the side of the house where you have a generous entrance hall with a run of useful storage cupboards. At the rear is the boiler room/workshop (30m²) which houses the electric hot water tank and very old wood/gas central heating system. From here there is a staircase leading into the barn space above.

The ground floor continues with the old shop (28m²) at the front of the property, which is now used as a games room/occasional bedroom and behind this is an official bedroom (16m²) with built in wardrobes. Just to side, you have a room (14m²) where work has started to create a shower room and there is a WC and already plumbed in but this area is very basic and very much to finish.

Above is the apartment proper, with a lovely bright kitchen/dining room (24m²). Then, the lounge (24m²) with feature fireplace and lovely solid wood parquet flooring.

Above, there are 2 large bedrooms (15m² and 11m²), a bathroom (7m²) and WC. Unfortunately, a leak in the roof has caused some internal damage to the larger bedroom so this room will need to be completely refurbished, including a part part of the plaster boarding and ceiling.

All are perfectly habitable but requiring work. The whole property is single glazed (although the windows themselves are still in good condition) and has decent...

LOCAL TAXES

Taxe foncière: **944 EUR**

NOTES