

## 4 Bed town house with stunning courtyard and garage in the beautiful, medieval town of Rochechouart

EXCLUSIVE

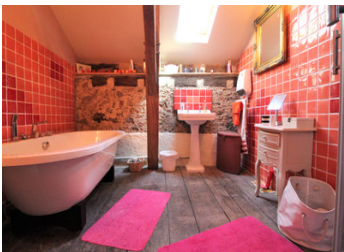


## INFORMATION

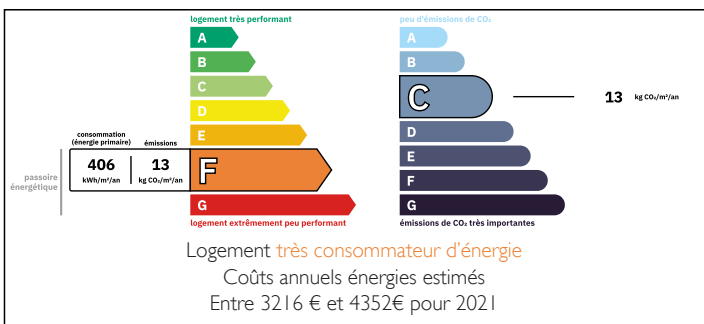
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	200 m <sup>2</sup>
Plot Size:	247 m <sup>2</sup>

## IN BRIEF

4 bedroom, 3 bathroom, classic town house in the centre of the medieval town of Rochechouart with views to its famous chateau and walking distance to all of the amenities of the town including choices of bars and restaurants, boutiques, supermarkets, doctors, dentists and schools. At rear, the beautiful courtyard boasts a stunning central fountain and a lovely summer kitchen with covered terrace. Limoges airport is under 40 minutes by car.

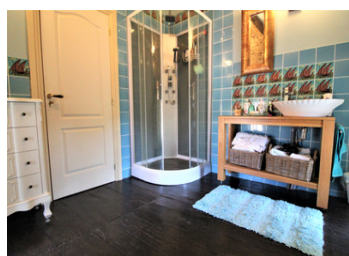


## ENERGY - DPE



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 classic town house offers spacious accommodation over 3 levels starting with a large basement on the ground floor, which can be used for parking and storage. At the rear there is a WC and the entrance hall to the house proper.

On the first floor, a central landing takes you to the lovely fitted kitchen with centre isle and dining table and chairs. To one side you have a utility room, which in turn leads to a shower room with WC. On the other side, a large pantry. Also accessed via the kitchen is the lounge with double doors onto a decked verandar that wraps around the side of the house and leads down to the courtyard at the rear. Finally, there is a double bedroom with internal shower and sink.

On the second floor you have 2 large bathrooms and 3 bedrooms, all beautifully presented.

The property is single glazed throughout but has wooden shutters which the vendors are in the process of replacing. The heating is via electric radiators.

The property is not currently connected to mains drains, but it is available and therefore should be connected. This will be for the buyer to undertake.

The stunning courtyard of approx 150m<sup>2</sup> has been beautifully crafted and planted and includes a large covered terrace with summer kitchen to the side.

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

## LOCAL TAXES

Taxe foncière: **398 EUR**

## NOTES