

Partially habitable 2 bed cottage with attached barn to convert and pretty garden, close to Rochechouart

EXCLUSIVE



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	994 m2

IN BRIEF

This pretty stone cottage with large attached barn at the rear offers great expansion potential, whilst offering a partially habitable 2 bedroom cottage. Open plan lounge/kitchen/diner on the ground floor, along with bathroom & WC. 2 bedrooms upstairs.

The owners had planned to convert the barn to create a new kitchen/diner with further bedrooms and bathroom above with a galleried landing to create separate access to each bedroom.

Large attached garden to the right of the house, along with partially covered storage area and garden shed.

The property is attached on the left hand side to the neighbour's house.

Situated in a small hamlet, just 5km from the medieval town of Rochechouart with all amenities



ENERGY - DPE

DPE not required.

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

The front door takes you directly into the open plan lounge/kitchen/diner (30m²) with a good run of wall units and lovely range style cooker in the feature fireplace.

The bathroom (6m²) offers a huge bath, hand basin and WC. This floor of this whole area is tiled throughout.

Note, since the photos were taken, this room has been treated for dry rot meaning the wooden cupboard, next to the fireplace has been removed along with the plaster and render on the back wall. The treatment comes with a 10 year guarantee.

Upstairs there are 2 bedrooms of 19m² and 18m² and at the moment, the 2nd is accessed via a temporary doorway, underneath the beam which does involve some serious ducking. However, the plan was to create a new staircase in the barn with a galleried landing that would create a private access to each bedroom, and at standard head height.

The electrics (which are in full conformity) and plumbing for the bathroom and kitchen are recent, although with some finishing off of the plumbing to complete. The septic tank was tested on the 25/07/2023 and is in conformity. There is no heating system at present and the ground floor windows are the original single glazed units but the front door and the 2nd floor windows are double glazed.

The barn has been divided down the middle and has a good concrete floor. This part of the roof will need to be...

NOTES