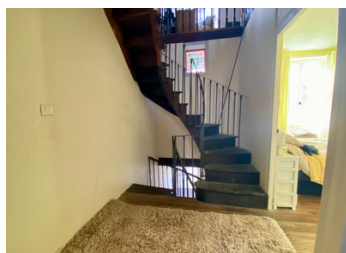


UNDER OFFER 3 bed town house with in the centre of the medieval town of Rochechouart

EXCLUSIVE



INFORMATION

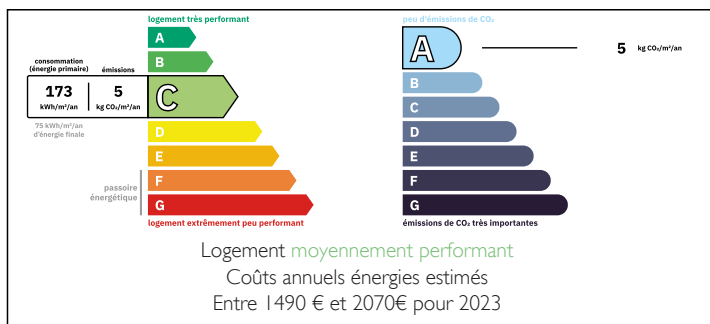
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	108 m2

IN BRIEF

This attractive town house offers spacious accommodation over 3 levels with open plan lounge/kitchen/dining room on the ground floor, 2 bedrooms and a bathroom on the 1st floor and large bedroom with ensuite shower room on 2nd floor. Walled courtyard garden with small barn for storage.

All the amenities of Rochechouart are easily walkable including choice of restaurants, bars, boutiques etc. The larger town of St Junien is a 15 minute drive and Limoges airport is a 35 minute 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.



DESCRIPTION

Ground Floor

Open plan lounge/kitchen/dining room (40m²) with access onto the rear courtyard.

Beautiful spiral staircase to restore in part.

Brand new fitted kitchen with oven, microwave, hob, fridge freezer and centre island with breakfast bar.

Double glazed throughout.

First Floor

Landing, two double bedrooms (13m² & 13m²) and a bathroom (6m²) with separate shower cubicle, hand basin and WC. The rear windows are double glazed but 2nd bedroom and bathroom are single glazed.

Second Floor

Very generous 3rd bedroom (27m²) with ensuite shower room & WC (4m²). This area does need some upgrading to the shower room and the plastering of the ceiling which needs to be reskimmed. The windows are single glazed.

The slate roof was redone in 2019 and appears to be in excellent condition. The electrics are in conformity, no asbestos has been found and there is some lead paint on the old windows.

Note : the property has a heat exchange central heating system but it is not currently connected. The external unit needs to be repositioned and the courtyard wall must be raised in order to reduce the noise. Then the system can be re-used with internal units on the ground and first floors. The owners currently use plug in electric radiators and a gas heater in the lounge.

The courtyard has a small barn (11m²) at the rear, which allows for storage/workshop space. There is a carpark just 10 meters or...

NOTES