

Immaculate town house with 4 bedrooms and lovely courtyard garden. Centre of Rochechouart.



## INFORMATION

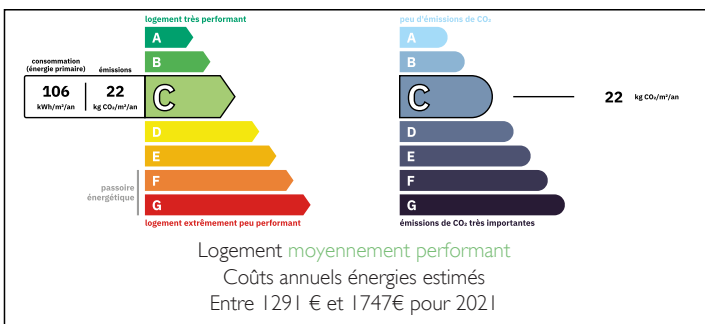
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	180 m <sup>2</sup>
Plot Size:	154 m <sup>2</sup>



## IN BRIEF

This immaculately presented town house is an easy stroll to the shops, bars, & restaurants of the medieval town of Rochechouart, famous for its beautiful chateau (a modern art museum) and church with a twisted spire. 4 beds over 3 floors and with a fully fitted kitchen and wonderful character features throughout. Beautiful courtyard garden at the rear. Limoges airport is under 40 minutes.

## 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

### Ground Floor

From the entrance hall (11m<sup>2</sup>), which runs to the back of the house and the courtyard garden, you have the

Dining Room (18m<sup>2</sup>), recently redecorated and with large coat cupboard, this room works as the perfect reception room, leading to

Kitchen (11m<sup>2</sup>), fully fitted with shaker style units, stove and extractor fan all in excellent condition. This in turn leads to the

Lounge (15m<sup>2</sup>) with feature log burning stove and doors onto the courtyard.

This room was previously used as a bedroom and would still work well as such with a lovely shower room with Italian style shower, hand basin and WC (8m<sup>2</sup>) to the side.

## LOCAL TAXES

Taxe foncière:

**625 EUR**

### 1st Floor

Lounge (22m<sup>2</sup>) fabulously elegant room with original fireplace and solid oak floor.

Bedroom 1 (14m<sup>2</sup>) accessed via the lounge and also with a feature fireplace.

Bedroom 2 (18m<sup>2</sup>) fully carpeted and with beautiful built-in cupboards, this light and bright bedroom enjoys views over the courtyard and across the roof tops to the countryside beyond.

Shower room (6m<sup>2</sup>) recently refitted with Italian style shower, hand basin and WC.

## NOTES

### 2nd Floor

Bedroom 3 (34m<sup>2</sup>) including the large walk in storage cupboard in one corner.

Bedroom 4 (12m<sup>2</sup>) both rooms have a pretty painted wood floor

Bathroom (12m<sup>2</sup>) with roll top bath, Italian style shower and WC. There is also a separate hot water tank for this bathroom.

The 2nd floor is not heated but the ground and first floor are heated via the central gas boiler with radiators in all rooms, and as the top floor is well insulated, this more...