LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45147ED87 Price: 149 500 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 500 EUR without fees)

## Detached 3 bed house with photovoltaic panels and large garden in Rochechouart
















## INFORMATION

| | |
|---|---|
| Town: | Rochechouart |
| Department: | Haute-Vienne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 85 m2 |
| Plot Size: | 1421 m2 |

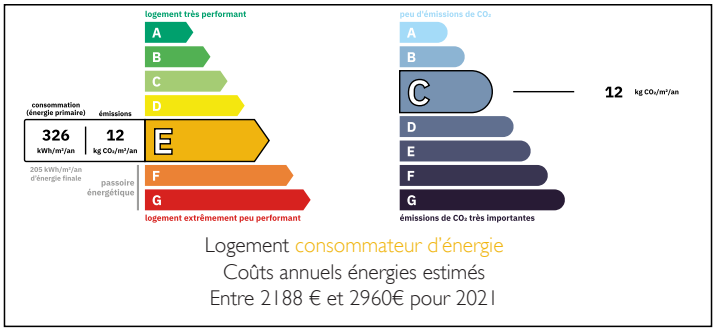
## IN BRIEF

This attractive house in the rural town of Rochechouart is within an easy walk of all amenities. Lovely kitchen, recently redecorated bedrooms and reception rooms provide you with a move straight in property : 3 bedrooms, lounge, kitchen and 2 shower rooms - all on one level (there are a couple of steps up to the front door). The pretty garden surrounds the property with plenty of parking space for at least 4 vechicles.

The property is connected to mains drains and benefits from a log burning stove in the lounge, plus modern electric radiators for all other rooms. The property is double glazed throughout, including the basement. The photovoltaic panels, installed in 2024, have reduced the electricity bill to 90€ per month.

An easy stroll the the town supermarket and...

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2188 € et 2960€ pour 2021

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45147ED87 Price: 149 500 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 500 EUR without fees)







## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **819 EUR** |

## NOTES

# DESCRIPTION

A couple of steps lead you up to the entrance lobby and then all of the living accommodation is on one level.

The kitchen (15m²) is in the centre and it has been recently fitted with lovely units all round and oven, hob and extractor included in the sale.
To the right is the pretty lounge (16m²) with feature log burning stove.
To the left is a bedroom (15m²), or dining room if you prefer, which has just been completely refurbished.
At the rear, you have 2 further bedrooms (14m² and 13m²), both of which have French doors leading onto a lovely balcony along the back of the house. One has a recently fitted en-suite shower room (3m²) and the other is set as a second lounge. You also have the family shower room and separate WC (4m²) which are a little dated but perfectly functional.

The property is double glazed throughout and has new shutters at the front. The electrics have been modernised throughout the living space with just the basement left to be upgraded and there is an EV charging point. The roof appears to be sound throughout and the property is connected to mains drains. Finally, the recently installed photovoltaic panels have cut the electricity bill in half.

Below the house is a large basement for storage (not accessible with a car) and attached to the side is a laundry room/summer kitchen.

The large garden is mostly laid to lawn...