LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45968ED87 Price: 149 950 EUR

agency fees included: 9 % TTC to be paid by the buyer (138 000 EUR without fees)

17th century, 4 bedroomed, stone house with large garden, close to Rochechouart















INFORMATION

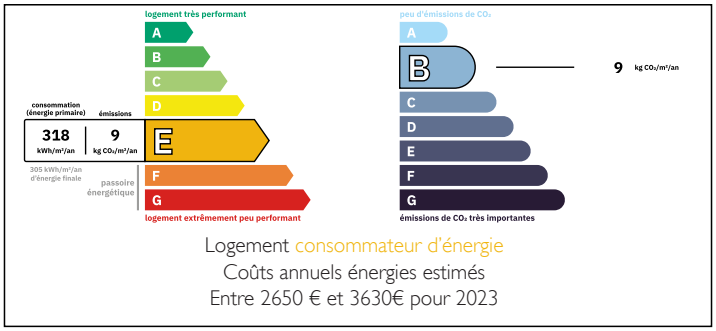
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	199 m2
Plot Size:	2781 m2

IN BRIEF

Built in 1648, this beautiful stone property offers 3 en-suite double bedrooms and attractive mezzanine on the first floor and lounge, open-plan kitchen/dining room, bedroom and entrance hall on the ground floor. Large attached garden with lovely views of the open countryside beyond.

The medieval town of Rochechouart is just over 4km (6 mins by car) with choice of bars, restaurants to suit all wallets, boutiques, supermarkets, DIY and garden store, doctors, dentists, schools etc. Limoges airport is 35 km (35 mins by car).

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2650 € et 3630€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1183 EUR**

NOTES

DESCRIPTION

GROUND FLOOR
Lounge (35)² with feature fireplace and log burning stove and door onto the patio
Kitchen (19m²) including lovely centre island, stove, fridge freezer, dishwasher and feature fireplace, open to the
Dining room (17m²) with doors onto the large patio at the rear of the house
Bedroom (12m²)
Entrance hall/utility room (9m²)
WC with hand basin (3m²)

FIRST FLOOR
Mezzanine (23m²), used as an office
Bedroom 1 (12m²) with ensuite shower room (5m²) which was recently refurbished
Bedroom 2 (10m²) with ensuite shower room (3m²)
Bedroom 3 (23m²) with ensuite shower room (4m²)
Each of the shower rooms has a shower cubicle, hand basin and WC.

The property is double glazed throughout, including all doors. The heating is via the log burning stove in the lounge and electric radiators for the bedrooms. The fireplace in the kitchen could have a pellet burner fitted (but not a log burning stove). The septic tank is not in conformity.

EXTERIOR
Large, tiled patio that runs along the rear of the property, leading onto the rectangular garden which enjoys fabulous views of the open countryside beyond.

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