

400 year old stone ,detached house, 4 en-suite bedrooms at the foot of the medieval town of Rochechouart



INFORMATION

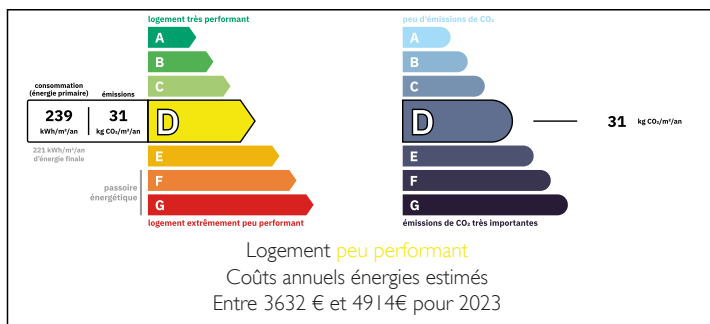
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	4
Floor:	210 m2
Plot Size:	517 m2



IN BRIEF

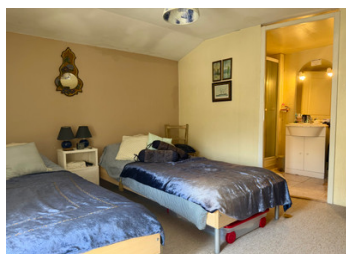
Within sight of the famous chateau in Rochechouart stands this beautiful old stone house, previously run as a B&B. All the bedrooms are en-suite and its position is great for a Chambre d'hôtes or a very generous family home (as at present). The amenities of the medieval town of Rochechouart are all on foot including a choice of excellent restaurants, bars, boutiques, supermarkets, schools etc. Limoges airport is under 40km.

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.



NOTES

DESCRIPTION

The house stands at the foot of the Rochechouart cliff and commands a corner position with a sun trap terrace at the front. The pretty south facing courtyard has a shady area to one side and makes a great place to unwind. The front door leads into the hallway (11m²) with a cloakroom and WC off to the left. A door immediately in front leads into the old wine cave that is now a great utility room with plumbing for washing machines etc. This also houses the central heating boiler which runs on the town gas.

Back into the hallway and a further door leads into the open plan kitchen (16m²)/ dining room (19m²), totalling over 34m². There is ample space and the fitted units make the kitchen both practical and stylish. Exposed beams are evident throughout and the feature wood burner is a classic French free standing Poele type. The large lounge (30m²), where an original fireplace takes centre stage and creates a cosy place to relax, completes the ground floor accommodation.

Back into the kitchen/diner and stairs lead up to the first floor. Here you will find three good sized double bedrooms (33m², 22m² & 12m²), all with their own en-suite facilities. Two have en-suite bathrooms with WC and sinks and the third has an en-suite shower room with WC. Each room has its own distinctive touches and, as previously mentioned, would make excellent B&B rooms, should you so desire.

Back onto the landing...