

2 bed town house in the centre of Rochechouart with lovely courtyard garden and garage or commercial option.



INFORMATION

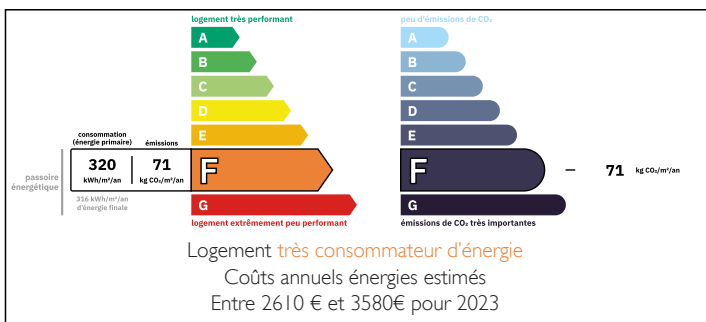
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	170 m2

IN BRIEF

Immediately habitable this 2 bedroomed town house with courtyard garden is a rare find, situated in the centre of the medieval town of Rochechouart. All of the town's amenities are easily accessible on foot including choice of restaurants (to suit all wallets), bars, boutiques, supermarkets, DIY and garden stores as well as schools, doctors, dentists etc. Limoges airport is under 40km (35 mins by car).



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

GROUND FLOOR

Coming in from the rear of the the property :

Entrance hall (10m²)

Bathroom (5m²) with shower, hand basin and bidet

Going down a few steps to the front of the property:

Lounge/office (22m²) in need of complete refurbishment but it is served by the central heating system

Store room/old garage (19m²) with concrete floor and side door onto courtyard. The old arched garage doors have been converted to a window, many years ago but it should be possible to get permission to put this back if you wish to re-instate the garage or perhaps create a commercial space.

FIRST FLOOR

Lounge (17m²) with original solid wood floor and views across the town

Kitchen (19m²) and L shaped room with basic units and white goods plus the gas central heating boiler

Bedroom 1 with WC in the corner (14m²) and views onto the garden

Bedroom 2 (16m²)

Hallway (2m²)

Pretty gravelled courtyard of approx 80m² at the rear of the property which is private and well planted with shrubs and trees. The parking for 2 cars and a small outbuilding.

The roof appears to be a good condition and the property is double glazed throughout, except for the store/garage room. The electrical installation will likely need some upgrading but is perfectly functional. The heating is via the gas central heating boiler.

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