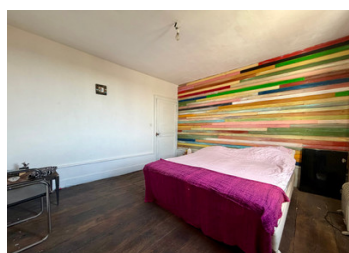
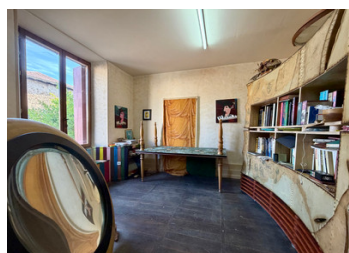


Large, partially renovated town house in Rochechouart, with attached garden and outbuilding.



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	280 m2
Plot Size:	401 m2

IN BRIEF

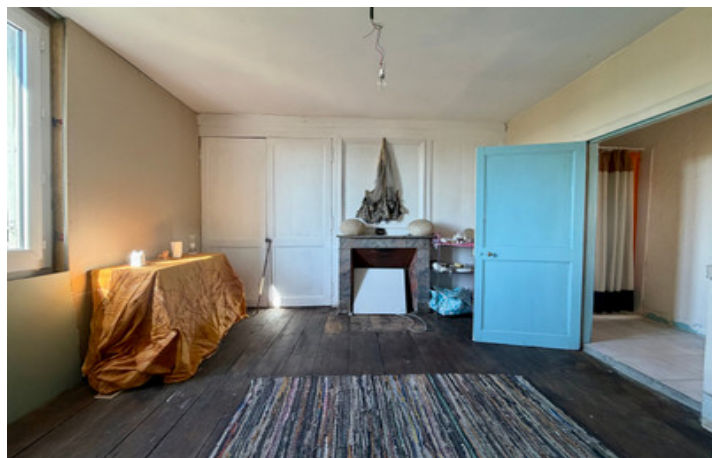
This unusual space of 280m² has been part renovated so is immediately habitable and offers the potential of 4 beds, kitchen, lounge, 2nd lounge & kitchen plus 2 further rooms on the ground floor. Attached garden at the rear with open outbuilding and courtyard in front for parking.

ENERGY - DPE

DPE not required.

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 : entrance hall, 2 rooms (14m² & 12m²) at the front of the property in good condition, one used as a summer kitchen and the other as a reception room and both with double glazing and lovely solid wood flooring. 2 rooms (17m² & 16m²) to renovate completely at the rear and a WC.

First floor, spacious lounge (36m²), also used as a artists studio, with some finishing off to do and a large kitchen/dining room (26m²) at the rear with fabulous views. This room also needs finishing but much of the hard work has been done : beams have been sandblasted, floor refurbished, electrics done and both rooms are double glazed all through but there is plasterboard work and decoration to finish.

Second floor : 1 double bedroom (14m²), leading to large dressing room (13m²) and shower room (3m²) at the rear of the house - also with fabulous views and double glazing. 2 rooms (18m² & 13m²) at the front of the property which do need some finishing off but 1 of which is immediately serviceable as a bedroom. WC to be plumbed in.

Large attic above (which is convertible if required) and large cellar space below.

The garden has been well planted with herbs, shrubs and trees and includes an open outbuilding at the rear. There is space for parking at the front.

The house is connected to mains drainage and has been partially rewired (so the...