LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47528ED87 Price: 125 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

UNDER OFFER Chocolate box 2 bed cottage with garden















INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	791 m2

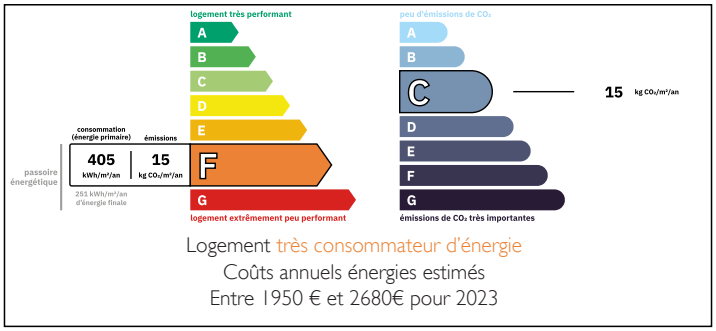
IN BRIEF

This beautiful, detached cottage offering 2 bedrooms and a bathroom on the first floor and open plan lounge, leading to kitchen/dining room on the ground floor is ready to move into today. Lovely covered terrace at the rear with pretty garden and fabulous views. All the amenities of the medieval town of Rochechouart are an easy stroll from your door, including choice of restaurants, bars, boutiques, boulangeries and supermarkets. Limoges airport is a 35 minute drive (under 40km).

The property was converted from a barn in 2012 and benefits from conforming electrics, double glazing all through, mains drains connection and the roof appears to be in good condition - although no longer under guarentee.

A rare find and a must see for anyone looking for a bolt hole with garden in this ever popular town....

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1950 € et 2680€ 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:	**484 EUR**
Taxe habitation:	**543 EUR**

NOTES

DESCRIPTION

GROUND FLOOR
Lounge with feature log burning stove and double doors onto the covered terrace
Kitchen/dining room with country style units, electric oven, gas hob, extractor fan, diswasher, and washing machine.

FIRST FLOOR
Bedroom 1 - double bedroom with lovely pine floor and doors
Office/Bedroom 2 - also set as a double bedroom
Bathroom - with rolltop bath, Italian shower, hand basin, WC and heated towel rail.

Double glazed throughout and with the log burning stove and electric radiators for heating.

The outside space offers parking for several cars at the side of the house and then the lovely garden with mature ornamental and fruit trees enjoys excellent views of the surrounding countyside. The covered terrace offers the perfect spot to relax.

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