

Chocolate box 2 bed cottage with garden and easy access to the amenities of the medieval town of Rochechouart.



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	0 m2



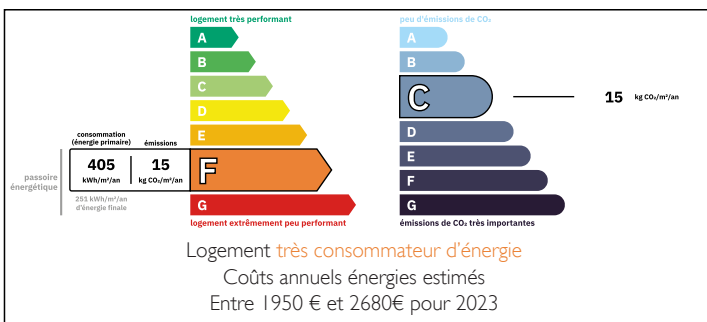
IN BRIEF

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 guarantee.

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

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.



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, dishwasher, 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 countryside. 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>

LOCAL TAXES

Taxe foncière: 484 EUR

Taxe habitation: 543 EUR

NOTES