

Fabulous, detached, riverside stone house in the medieval town of Rochechouart.

EXCLUSIVE



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	441 m2

IN BRIEF

This wonderful, detached, stone house offers a magical riverside location with the most fabulous views up to the chateau and along the small river Graine.

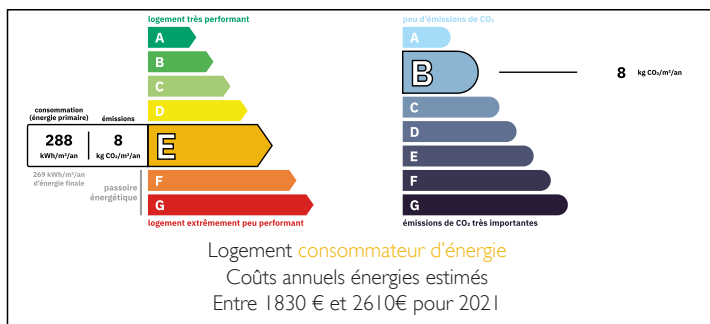
Large kitchen/dining room/living room plus 2nd lounge/office area/storage area on the ground floor and 3 bedrooms and shower room on the 1st floor - all enjoying spectacular views.

Pretty garden attached to one side which borders the river.

The shops, bars, restaurants of this popular medieval town are all within a 10 minute walk (1 km) and Limoges airport is a 35 minute (37 km) drive.



ENERGY - DPE



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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

Situated on a quiet lane (no white lines) and bordering the beautiful river Graine.

Ground floor:

Kitchen/dining room/lounge (34m²) with pellet burner. Double aspect with beams and feature stone walls on show.

Lounge/office (21m²) with log-burning stove. Note : The cross beams give a ceiling height of 1.8m in this room (slightly higher in between the beams) and there is also a shoulder height beam that runs through the middle of the room so it is used mostly as an office and for storage.

WC

First floor:

Master bedroom (36m²) with fabulous view up to the chateau and corner hand basin

Bedroom 2 (10m²) at the rear with views across the river and countryside beyond

Bedroom 3 (10m²) at the front with views up the chateau

Shower room (4m²) a little dated but perfectly functional.

The house benefits from a mains drains connection. It is mostly double glazed and the shutters are in excellent condition (solid wood) throughout. The heating is via the 2 stoves plus electric radiators for the bedrooms.

Pretty garden to side of the house with small shed and lovely gravelled courtyard in front. There is also plenty of parking space to the side of the house (on communal ground).

In periods of very heavy rain, the river can burst its banks and you can find water in the garden but the house is designed to withstand this, with 1 meter of concrete underneath the lounge floor (hence the low ceiling height in...

LOCAL TAXES

Taxe foncière: 403 EUR

Taxe habitation: EUR

NOTES