

Town house to modernise completely. Garages. Courtyard. In the centre of Rochechouart.



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	5
Bath:	1
Floor:	180 m2
Plot Size:	25 m2



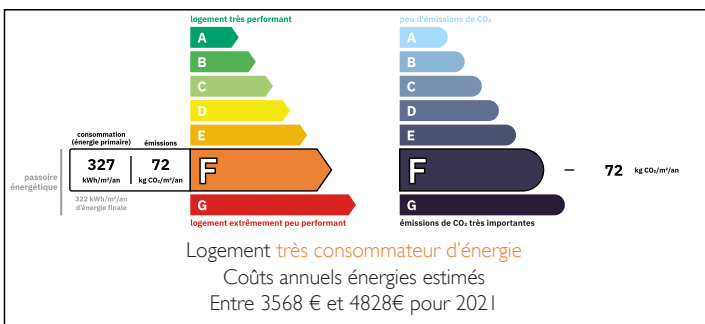
IN BRIEF

This unusual townhouse, that used to be 2 separate dwellings, currently has 5 bedrooms, one bathroom, kitchen, parlour, lounge/dining room and large, convertible attic. It does need modernisation in terms of electrics, insulation, decor etc but is immediately habitable with a town gas central heating system and mains drains connection.

All of the amenities of Rochechouart are within an easy stroll, including choice of restaurants, bars, boutiques, supermarkets, doctors, dentists and schools.

Limoges airport is 35km.

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

The property is currently being emptied of all furniture, including the attics and the garages - so you will have a completely clean slate to work with.

The main front door (on the corner of the house) takes you directly into the kitchen (30m²), with original oak cupboards and solid parquet flooring. The boiler for the gas central heating system is here and some basic kitchen units will stay. The room is double aspect and has access to the vaulted cellar below. To the right, you have the parlour/lounge of 15m² (which leads onto the courtyard), with tiled floor and the bathroom (4m²) which is dated but functional. The attractive staircase leads to 3 bedrooms (15m², 13m² and 20m²), the largest of which has a separate room (3m²) with a hand basin and enough space for a shower room to be added. Above, there is a very convertible attic space.

On the left hand side of the house, you have the lounge/dining room (19m²) which is double aspect and has the original oak floor but there is a section that needs to be replaced. At the rear, there is access to the courtyard and the 2nd staircase leading to 2 bedrooms (20m² and 18m²), both of which are very dated in terms of decor. Above, there is again a very convertible attic space, (the 2 attics are accessible from one another).

The property is mostly single glazed but the shutters...

LOCAL TAXES

Taxe foncière: 1867 EUR

Taxe habitation: EUR

NOTES