

## UNDER OFFER Fabulous late 1800s 4 bed maison de maitre with barn and office with large garden



## INFORMATION

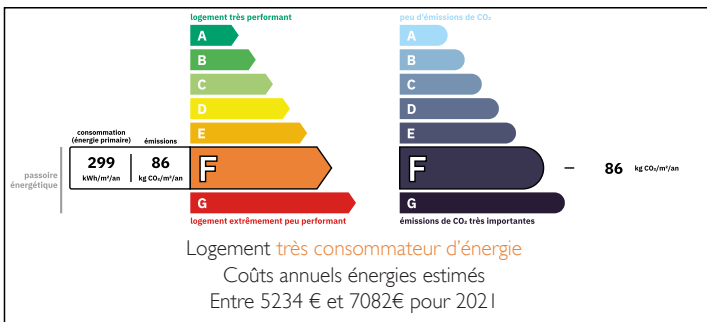
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	224 m2
Plot Size:	4243 m2

## IN BRIEF

Beautiful maison de maître in the medieval town of Rochechouart with Lounge, dining room, kitchen, office, 4 bedrooms and partially converted attic. Separate barn which was used as a commercial space with large mezzanine and various storage/garage areas. Large attached garden with wonderful views. All amenities of the town on foot including choice of restaurants, bars, boutiques, supermarkets, schools, doctors, dentists etc. Limoges airport is a 35 minute 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

### MAISON DE MAITRE :

#### GROUND FLOOR

Entrance hall (12m<sup>2</sup>) which runs from the front of the back of the house in the classic Maison de Maître style

Kitchen (31m<sup>2</sup>) fully fitted with oven, hob and extractor plus insert wood fired stove

Back kitchen (10m<sup>2</sup>) for extra storage and with access to the large cellar below

Dining room (double aspect with glass doors to the hallway

Lounge (18m<sup>2</sup>)(also double aspect and with French doors onto the garden at the side of the house

Office (18m<sup>2</sup>) (which could also serve as a bedroom is required)

#### FIRST FLOOR

Central landing (2m<sup>2</sup>)

Bedroom 1 (19m<sup>2</sup>) (at the back of the property and with fabulous views over the garden and countryside beyond)

Bathroom (7m<sup>2</sup>) ("Jack & Jill" sitting in between bedrooms 1 and 2) with bath, hand basin and WC

Bedroom 2 (17m<sup>2</sup>) (also at the rear of the house and enjoying the same views)

Dressing room

Bedroom 3 (13m<sup>2</sup>) (at the front of the property)

Shower room with shower, hand basin and WC (6m<sup>2</sup>)

Bedroom 4 (18m<sup>2</sup>) (at the front of the property) and with en-suite access to the shower room (6m<sup>2</sup>)

#### ATTIC

Fabulous space (81m<sup>2</sup>) which could easily be converted properly to make 4 more bedrooms and already with 2 rooms created (one used as an occasional bedroom and the other set as a store room).

The property is immediately habitable but it does require some modernisation too. The electrical installation will need some upgrading as will the

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES