

**UNDER OFFER** Very spacious town house with business options, barns, walled courtyard and attached garden.

**EXCLUSIVE**



## INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	6
Bath:	4
Floor:	300 m <sup>2</sup>
Plot Size:	2973 m <sup>2</sup>

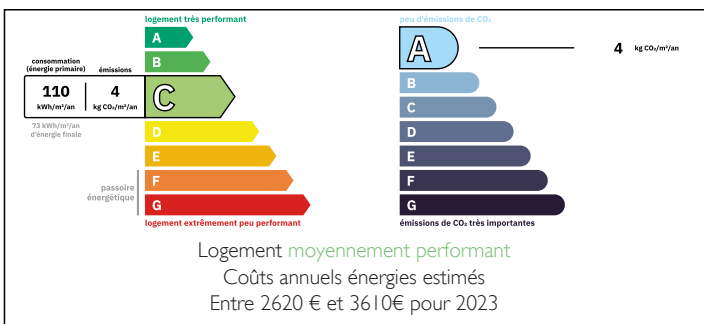


## IN BRIEF

This attractive town house offers spacious accommodation over two levels, multiple barns and outbuildings, large walled garden and attractive courtyard.

Situated in the centre of the medieval town of Rochechouart, with all amenities within an easy stroll from your front door, this property could serve equally well as a large family home (with 4/5 bedrooms) and/or as a commercial enterprise, due to its central location and the space on offer. Limoges airport is a 35 minute drive.

## 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.



## LOCAL TAXES

Taxe foncière: 1892 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor

Entrance Hall (17m<sup>2</sup>) with original floor tiles  
Lounge (27m<sup>2</sup>) used as a shop with original fireplace  
Dining room (24m<sup>2</sup>) split into 2 treatment rooms and hallway with original fireplace  
Kitchen (18m<sup>2</sup>) with pellet burning stove (the central island is no longer in the property)  
Bedroom 1 (14m<sup>2</sup>)  
Bedroom 2 (18m<sup>2</sup>) both used as treatment rooms  
Shower room and WC (3m<sup>2</sup>)

### First Floor

Generous central landing (7m<sup>2</sup>)  
Lounge (28m<sup>2</sup>) with beautiful oak floor (which would serve as a bedroom if required)  
Bedroom 3 (27m<sup>2</sup>)  
Bedroom 4 (17m<sup>2</sup>)  
Shower room (6m<sup>2</sup>) in between (Jack & Jill style)  
The beautiful staircase continues up the attics above this section of the property.  
Bedroom 5 (25m<sup>2</sup>) with the yoga studio) leads you into  
Sitting room (22m<sup>2</sup>) with door to the garden and pellet burning stove  
Bedroom 6 (16m<sup>2</sup>) with en-suite shower room (4m<sup>2</sup>)  
Kitchen (21m<sup>2</sup>) with fitted units but also some finishing to do, which also has a connecting door into the lounge.  
Shower room with WC (6m<sup>2</sup>).

These last rooms have been created in a section of the barn and could easily be divided off as a gite as they have their own private access to the garden. The remainder of the barn (116m<sup>2</sup>) is used for storage and parking.

In front of the house, you have a lovely gravelled courtyard and from here you can access the garden and also the 2nd barn (138m<sup>2</sup>), also ideal for parking and garden storage and there is a room in here used as a gym.