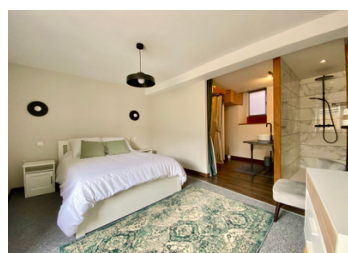
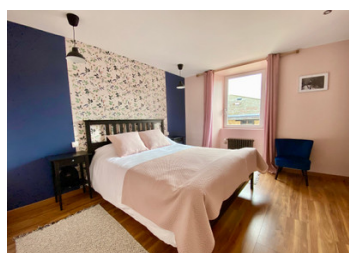
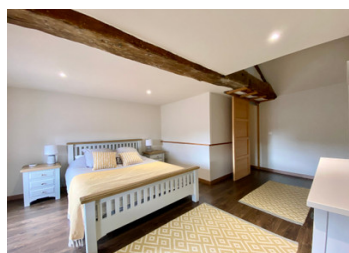
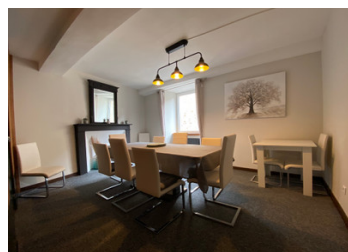


Stunning 4/5 bed maisonette with rented commercial space in the centre of Rochechouart.



INFORMATION

Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	233 m2

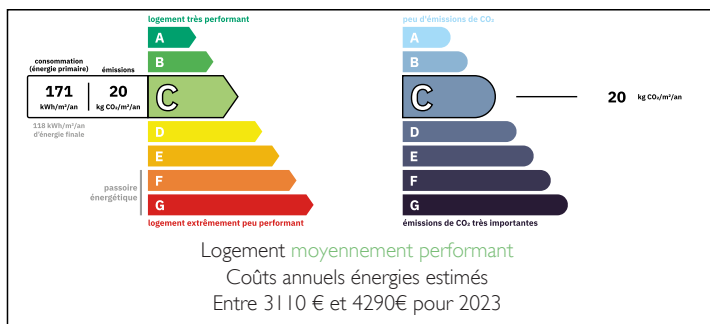


IN BRIEF

This beautifully renovated, character property offers a wonderful 4/5 bed living accommodation in the centre of the medieval town of Rochechouart, famous for its chateau which now operates as a modern art museum. All amenities, including bars, restaurants, boutiques, boulangeries, supermarkets, doctors, schools are within an easy stroll. Limoges airport is a 35 minute drive. The wonderful Haute Charente leisure lakes are a 15 minute drive offering kayaking, sailing, swimming, horse riding and more.

The maisonette would work perfectly for a large family holiday home, or permanent residence and is successfully rented out on a short term basis. The commercial space is rented out long term and so comes with a sitting tenant in place and immediate income.

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 habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Accessed from the front of the property, you have the commercial space of approx 70m² in total. This is rented out on a standard long term contract.

Accessed from the rear, you have the maisonette with secure parking area and small garden leading to Entrance hall/ games room

Boiler room housing the town gas central heating system

Shower room with WC

FIRST FLOOR

Open plan kitchen/dinning room. Fully fitted kitchen with centre island and doors out onto the terrace.

Spacious lounge with gorgeous fireplace

Terrace which is decked out and enjoys wonderful views across the surrounding countryside

Dinning room or bedroom

Utility/laundry room

SECOND FLOOR

Mezzanine sitting area

Large shower room with WC

Bedroom 1 with dressing area

Landing to Bedroom 2 and with stairs down to Bedroom 3 with ensuite shower room

THIRD FLOOR

Attic bedroom, set out as a triple room.

The whole property is double glazed. The heating is primarily via the gas central heating boiler although a couple of bedrooms have electric radiators.

In summary, a stunning property which is ready to move into today.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>