

Unique, 2/3 bedroom, detached house, built into the rock face of the medieval town of Rochechouart.



EXCLUSIVE

## INFORMATION

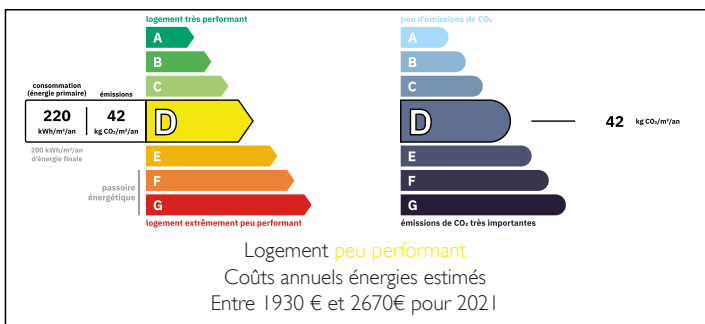
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	438 m2

## IN BRIEF

This fabulous and completely unique home is built into the ramparts of the medieval town of Rochechouart. All amenities are available on foot. Split over 4 levels, you have 2 bedrooms, 2 bathrooms, kitchen, separate dining room, lounge and large entrance hall. There are terraces on both sides, a pretty garden and a potential parking area.



## 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

### Ground Floor

Large entrance (22m<sup>2</sup>) with multiple built-in cupboards and sink at the back of the room. Next to the staircase, you will see the rock face of this lovely hilltop town.

### First Floor

Lounge (32m<sup>2</sup>) with attractive solid pine floor  
Shower room with WC (3m<sup>2</sup>) with shower, hand basin, WC and heated towel rail.

### Second Floor

Mezzanine (12m<sup>2</sup>) used as another sitting area  
Bathroom (6m<sup>2</sup>) with bath, hand basin, WC and heated towel rail  
Dining room (20m<sup>2</sup>), also with pine floor and door out to a pretty patio area and small garden space  
Kitchen (12m<sup>2</sup>) with fully fitted units and access to the large terrace and garden.

### Third Floor

Bedroom 1 (15m<sup>2</sup>) with built in cupboards and WC and hand basin at the very front of the room  
Bedroom 2 (13m<sup>2</sup> of floor space but 5m<sup>2</sup> of full head height) and access to another terrace with lovely blue and white tiles.

The outside space follows the levels of the house with the garden proper at the ground floor level and connected via lovely out stone steps to the higher areas to the left of the house.

There is also a large outbuilding (which the main terrace sits on top of) for storage or perhaps an office space, if desired.

The roof was completely replaced by professional artisans in 2025.

The property is connected to mains drains.

All windows and doors are double glazed and the attic is well insulated.

The heating is via individual gas (town gas) radiators

## LOCAL TAXES

Taxe habitation: EUR

## NOTES