

UNDER OFFER Stunning views from this 4 bed, detached house own house with garage and garden.

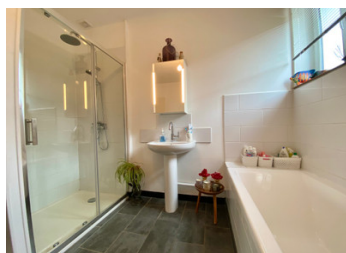


INFORMATION

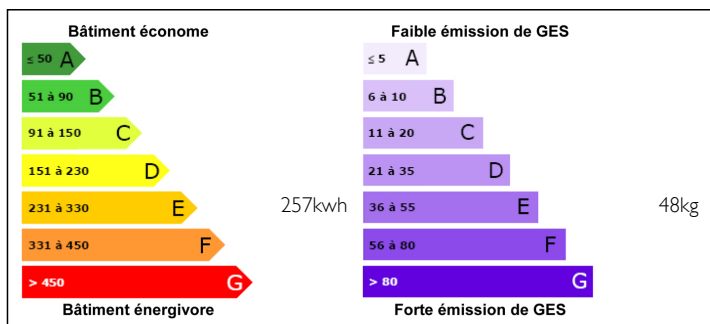
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	152 m2
Plot Size:	1606 m2

IN BRIEF

Situated on the most sought after street of the medieval town of Rochechouart, this 4 bed, detached house with stunning views is one to see. An easy stroll to the town centre but with wonderful countryside views, you have the best of both worlds. Immaculately presented.



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 main entrance leads into a generous hall (10m²). The fully fitted kitchen (15m²) is on the left with oven, hob, extractor and dishwasher included in the sale. At the rear of the house you have a lovely lounge/dining room (31m²) with stunning views of the chateau and down the valley with a pellet burning stove for heating. Also on this level are 2 double bedrooms (18m² & 11m²), one with ensuite shower room (3m²) and a family bathroom (9m²) with italian style shower.

Below and accessed both internally and externally, so offering the possibility of a separate apartment, you have an entrance hall (8m²), lounge (18m²) and 2 bedrooms (16m² & 14m²) and a shower room with WC that is functioning but just needs to be finished off. A utility room (10m²), workshop (21m²) and cave complete this level.

NOTES

The property has recent electrics throughout, uPVC double glazing on the ground floor and front of the 1st floor and secondary glazing along the back of the 1st floor. The house is connected to mains drains and has mains gas central heating (although the boiler does not currently function and so needs to be replaced).

Below, you have a large cellar space used for garden storage etc but there is also a separate garage with cellar underneath too.

The garden boasts a beautiful decked terrace and the wonderful views.

Information about risks to which this property is exposed is available...