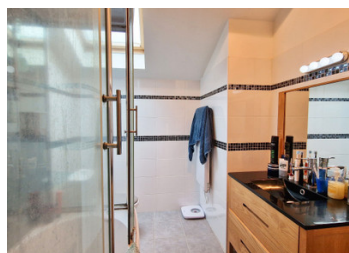


A renovated 3 bed house with barns, stables and 6ha, suitable for horses



INFORMATION

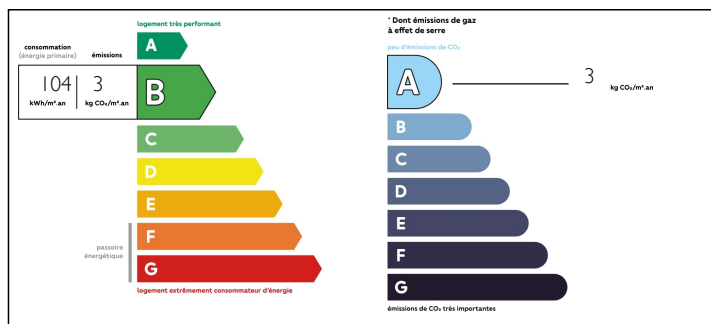
Town:	Rochechouart
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	60924 m2



IN BRIEF

Situated at the end of a quiet hamlet, just a few KM's from the popular town of Rochechouart is this renovated semi-detached house with large attached barns with stables and land for horses.

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: 561 EUR

NOTES

DESCRIPTION

MAINHOUSE

Openplan kitchen/living room (55m²) with modern fitted kitchen, a woodburner and access out onto the raised terrace at the front of the property.

On the first floor are 3 bedrooms (8.5m², 11.38m², 13.58m²), a bathroom (6.2m²) with a bath, basin & wc plus a space for a desk or sofa on the landing (13m²).

OUTBUILDINGS

The barn(102m²) attached closest to the house has an old bread oven and allows access into the house up some stairs. There is a cellar/utility room under the house (25.5m²).

Next to this is the barn (101m²) that is used as a garage.

The 3rd barn (153m²) has 8 stables and space for storing hay etc.

In the final smaller building(85.37m²) are 3 pony size stables, a tack room and old animal shed.

There is a large hangar opposite the barns on the garden area that is suitable for large machinery/tractors, a dog kennel and chicken pen.

LAND

The land extends to just over 6 hectares of grazing land with a small garden area. The fields are electric fenced and there is a water source. They lay beside a country lane/bridlepath that is suitable for off road riding from the property.

There are solar panels on the roof, a well and air source heating/aircon in 2 of the bedrooms.

The fosse septique conforms.

Double glazed windows.

Excellent insulation giving a B energy rating.

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