



## Elegant spacious renovated stone house, 5 bedrooms, attached garden, large swimming pool, countryside views, Rochechouart



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 452,147.75

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Rochechouart
Irányítószám:	87600
Feladta:	2024. 08. 03.
Leírás:	

If you are looking for an elegant house with spacious rooms, a good sized private garden, private parking, a swimming pool and all within walking distance of the centre of Rochechouart, then look no further. This immaculate renovated stone house is situated in the small town of Rochechouart and is within easy walking distance of all amenities - bakers, bars, commerce, schools, banks etc. The house is not detached but once you enter through the electric gates you become completely unaware of any neighbours. In front of the house there is a large courtyard area with ample room for parking, there is a large covered terrace, a swimming pool, a selection of outbuildings and private garden. The swimming pool is an impressive 6m by 12m and has been professionally maintained by the present owner. There is a good sized private walled garden area that at the moment is simply laid as lawn but could be used for growing vegetables or perhaps a tennis court! The house has been renovated to a high standard but many original features have been preserved adding to the overall charm of the house. On the ground floor there is a stunning high spec kitchen, a lounge with a working fireplace, a second huge lounge (50m<sup>2</sup>) used as a lounge/dining room with a built in wood burner, an office that could be used as a bedroom, a toilet, a shower room and utility room. The kitchen has been fitted with quality units and has a large island which provides plenty of storage, work surface and room to sit and eat. There is a door that connects the kitchen directly to the outside open terrace making it very easy to entertain and eat outdoors. Many of the downstairs rooms have exposed beams and original features. On the first floor there are 3 double bedrooms and a master bedroom with an ensuite bathroom. The master bedroom has a lovely wooden flooe, fitted wardrobes and



a stylish private bathroom. The bedrooms all have lovely original wooden flooring. There is also a family bathroom, a toilet and a fabulous mezzanine with a glass balustrade that provides a lovely extra space - ideal for a cinema room perhaps. The attic has been converted and now provides a large light bright room that could be used as a further bedroom or studio. The house is on mains drainage, mains water, mains electricity and has good internet connectivity. The roof and insulation were renewed in 2018. The house is mostly double glazed, and has a modern oil central heating system. The renovation work has transformed this house into a fabulous modern elegant family home. There is no work to do - simply unpack and relax. Rochechouart is a small attractive town which has a fabulous chateau that now houses a modern art collection. The town has a regular market, a good variety of shops and restaurants, several supermarkets, good schools, a veterinary practice, sports activities and doctors etc. There is a fishing lake and there are several swimming lakes nearby. Limoges international airport is approximately 35 minutes away.

## Gyakori

Hálósobák:	5
Fürdőszobák:	1
Kész négyzetméter:	320 nm

## Room details

Total rooms:	9
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	186
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## Building details

Parking:	Yes
Outdoor Amenities:	Pool
Emeletek száma:	3

## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/TXNV-T18091/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T18091/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	12018343584
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