

1 bedroom detached  
cottage for sale in  
Rochechouart 87600

Private Sale  
€57,000



Charming detached cottage recently renovated, located a few minutes walk from the centre of the mediaeval city of Rochechouart. Easily accessible by plane, rail or car.

Limoges Airport – 35 minute drive.

Saint Junien Railway Station - 15 minutes drive (with rail link to Limoges Station & Limoges Airport - 50 minutes).

Bus stop to Limoges, St Junien & Bussiere Galant – 5 mins walk from cottage.

Ideal as a holiday home, permanent residence or holiday let, the house is 10 minute walk to the centre of Rochechouart with its 4 restaurants, 3 bars, selection of shops, and Co-op supermarket. Super Intermarche is 10 min drive away.

The house is on main drainage, has fully compliant modern electrics, is double glazed throughout and has a modern kitchen. The roof has been overhauled & demossed this year and the ridge tiles have been renewed. There is excellent Fibre Broadband.

Area: 51 m<sup>2</sup> interior; 119 m<sup>2</sup> exterior.

Taxe d'habitation €449 per year



## Ground Floor

Large open plan living room, kitchen and dining room with French doors leading to a beautiful terrace (4m x 3 m) overlooking a pretty, manageable garden and open fields.

## Cellar

Large space for storage with modern water heater, a washing machine and wine storage vessels.

## First Floor

Large bedroom. Views to the garden & fields to the rear and Rochechouart Castle to the front. Modern electric radiator.

Bathroom with wash basin, bath with shower, toilet and modern wall-mounted fan heater. Access to loft space.

## Outdoors

Large Terrace leading to small private garden overlooking fields. 2 apple trees, herb garden and shrubs.

Here we have a beautiful, cosy cottage that offers excellent value for money and is ready to move in to (all furniture & fittings available).

For further details, please contact Dr. Vivian Hinchcliffe Tel 0785 280321 or 00447973 674066. Email – [vivian.hinchcliffe@gmail.com](mailto:vivian.hinchcliffe@gmail.com)

## Résumé

### Positives:

- + Cozy cottage in a beautiful location within walking distance of the medieval town, its shops, supermarket, bars (4) and restaurants (6),
- + Beautiful house as a full-time home, holiday home or a holiday rental. Great pied-à-terre, easy to lock up and leave, with a manageable garden,
- + 35 minutes drive to Limoges airport, 15 minutes drive to St Junien train station and the house is directly on bus line 11 (Limoges, - St Junien, - Rochechouart, - Bussiere Galant).
- + local doctors and dentist are a short walk away and the hospital in St Junien is 15 minutes by car,
- + beautiful terrace overlooking the fields at the back and overlooking the Rochechouart Castle at the front,
- + small but beautiful sunny garden to sit out and enjoy,
- + useful large cellar,
- + fantastic walks from the cottage with a beautiful lake and an awesome bar & restaurant ('Table de Philou') 10 minutes walk away,
- + new, fully compliant electrics, relatively new kitchen, double-glazed doors & windows and recently overhauled roof.
- + cheap running costs, taxe d'habitation €449 euros per year, taxe foncière (si la maison est propriétaire d'une maison de vacances) €370 per year.
- + ready to move in to (all furniture is available to purchase for nominal cost).

### Possible Negatives:

- Small property with only one bedroom, suitable only for a couple or a couple with a small child. However, the bedroom is big enough (21.59 m<sup>2</sup>) to divide into 2 small bedrooms and it has 2 windows.
- Small garden, but with a sunny orientation and enough space to sit outside and have a drink,
- Located on a road with a bit of traffic during rush hour (but not audible from inside the cottage due to the efficient double-glazing),
- No parking directly on the property, but plenty of secure, visible parking 30 metres away in the square opposite,
- Like many older homes, the house has an EPD rating of "F" mainly due to the lack of insulation. Government grants are available to improve insulation and a local builder states that installing insulation to the cellar roof and in the attic will significantly improve the DPE rating. (I have never bothered with this as the house is warm in the winter with the wood burner and modern radiators and the sound insulation is good with the double-glazing).