

**Under Offer ! House 4 bedrooms, large stone building, land of more than 2000 m . In a beautiful setting.**



## INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	2180 m2

## IN BRIEF

In the Regional Natural Park Périgord Limousin. On the border of the Dordogne and the Charente. Région with castles and historical monuments;

House being sold furnished close to a tourist centre, beautiful lake with swimming, beach and activities, mini-golf, pétanque, restaurants. Large forest.



## ENERGY - DPE

DPE blank.

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 habitation: EUR

## NOTES

## DESCRIPTION

Furnished house, in a pleasant environment.

Entrance with storage, large fitted kitchen /dining room, living room with fireplace. laundry , bathroom.

Wooden staircase, Upstairs : bedroom 10 m<sup>2</sup>, bedroom 10 m<sup>2</sup>, bedroom 11 m<sup>2</sup>, large bedroom 21 m<sup>2</sup>, bathrooms. Door to rear garden.

Garden with well and portal. Attached garage.

Large stone building which could be made into a house or workshop - "great potential".

Shelters for car or others. Fenced back land more 2000 m<sup>2</sup> with access by a small road.

Angoulême is only 61 km away, with its direct TGV rail link to the UK (via Lille) & Paris. Limoges airport is 48 km away and Poitiers, Bordeaux & Bergerac airports are all within striking distance.

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