

Ref: A04802

Price: 399 000 EUR

agency fees to be paid by the seller

#### Bright Architect-Renovated Stone Home in Beautiful Countryside — Périgord-Limousin



# INFORMATION

Town: Saint-Mathieu

Department: Haute-Vienne

Bed: 3

2 Bath:

Floor: 200 m<sup>2</sup>

Plot Size: 11750 m<sup>2</sup>







This house offers generous living spaces and a warm, welcoming atmosphere, ideal for hosting family and friends.

The bright living / dining room of nearly 60 m<sup>2</sup> opens onto a 17 m<sup>2</sup> veranda, perfect for enjoying the garden throughout the year.

The 18 m<sup>2</sup> kitchen is spacious and functional, complemented by a very practical pantry / utility room.

The night area includes:



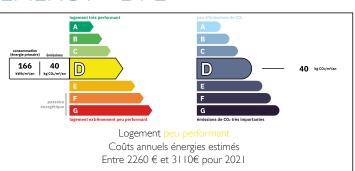


A bedroom with built-in wardrobe (16.5 m<sup>2</sup>)



A second bedroom (14.4 m<sup>2</sup>)

**FNFRGY - DPF** 



A guest bedroom (15.7 m<sup>2</sup>)

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.

In total, the house offers 214 m<sup>2</sup> of living space,

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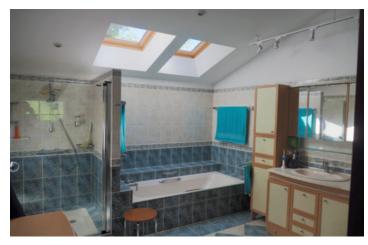




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### LOCAL TAXES

Taxe habitation: EUR

## NOTES

#### DESCRIPTION

Contemporary restoration of a former stone barn and its outbuilding, carried out by an architect and skilled craftsmen.

With its south-west orientation, the house enjoys open views across a lovely valley and offers romantic sunsets.

Large picture windows allow natural light to flow throughout, creating a bright and comfortable living environment.

The property beautifully combines traditional masonry with modern architectural elements, offering a high level of comfort in line with today's lifestyles.

The underfloor heating contributes further to the sense of well-being.

Accommodation (approximately 214 m² of living space):

Bedroom with built-in wardrobe: 16.50 m<sup>2</sup>

Bedroom: 14.41 m<sup>2</sup>

Bathroom: 12.64 m<sup>2</sup>

Veranda: 17.17 m<sup>2</sup>

Living / dining room: 59.57 m<sup>2</sup>

Kitchen: 17.86 m<sup>2</sup>

Pantry / boiler room: 10.34 m<sup>2</sup>

WC: 1.66 m<sup>2</sup>

Storage room: 1.74 m<sup>2</sup>

Landing: 2.17 m<sup>2</sup>

Cellar: 7.67 m<sup>2</sup>

Office / study: 16.8 m<sup>2</sup>