

UNDER OFFER - Charming stone property with 2 houses, outbuildings and fabulous garden



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	6890 m2

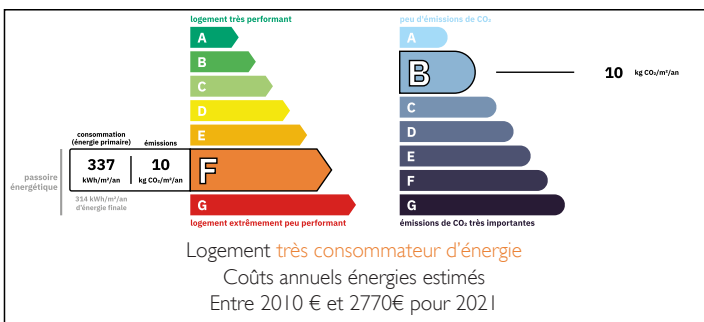
IN BRIEF

Nestled in the picturesque region of the Haute-Vienne, Saint-Mathieu is a serene village that offers a perfect blend of natural beauty and tranquil rural living. This charming area is ideal for those seeking a peaceful retreat, with its rolling hills, lush forests, and stunning lakes, including the nearby Étang de Saint-Mathieu, perfect for swimming, fishing, and picnicking.

The village itself features quaint stone houses, a beautiful church, small shops and provide a true taste of French rural life. Saint-Mathieu is conveniently located just a short drive from larger towns like Rochechouart and Châlus, offering access to more amenities while retaining its quiet, countryside charm

With easy access to Limoges Airport, around 45 minutes away, Saint-Mathieu is not only a peaceful escape but also well-connected for those who need

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.



DESCRIPTION

This lovely property has a lot to offer thanks to its 2 houses (1 bed and 2bed with possibility to make bigger), outbuildings and lovely garden with views on the countryside!

This property consists of :

The 1st property (with the beige shutters) is attached to the neighbors house on one side and their barn on the other side. (55m2).

Ground floor :

- Kitchen (9,6m2)
- Living room with its wood burner (18m2)
- Bathroom (2,3m2) and WC

1st floor :

- 2 bedrooms (10,2m2 et 10m2)
- additional room without a window (4,4m2)

Attic (39m2) with a proper staircase. (possibility to convert into more rooms)

This house currently has single glazed windows.

2nd property : (77,5m2)

This property is more modernised with double glazed windows and electric shutters.

Ground floor:

- Living room (25,5m2)
- Kitchen with its wood burner (28m2)
- Bedroom (14,8m2)
- Bathroom (9m2)

- Back kitchen with an access to the attic where it is possible to make an upstairs.

Outbuildings (45m2) including a work shop (14m2)
Well (that is shared with the neighbor)

Lovely attached garden (6890m2) with country views.

LOCAL TAXES

Taxe habitation: EUR

NOTES