

Great potential 4-bedroom house, outbuildings, courtyard and garden.



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	0 m2

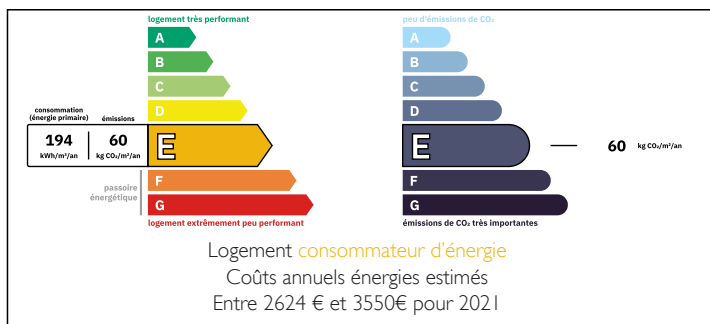


IN BRIEF

Great potential "family property, commercial with living space, workshop, bed and breakfast etc" In the center of a pretty village with amenities. At the crossroads of La Haute Vienne, Charente and the Dordogne.



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 large property "recently with a bakery activity" is made up of a large house. Entrance, hallway with wooden staircase, access to rear courtyard, shop with large window easily convertible. Office, kitchen and back kitchen. Large living room with fireplace, dining room. Upstairs: corridor leading to a bedroom, a beautiful bedroom with a small room suitable for a bedroom or dressing room. Bathroom, separate WC. Storage room, bedroom with decorative fireplace. Beautiful room with fireplace. Set mainly with new windows.

Beautiful fully enclosed courtyard, covered part, large and high gate. Great stone building of 3 levels. workshop around of 110 m² easily convertible. Large openings and very bright, water and electricity. On the rear part, staircase serving 2 floors of very large volumes, entirely in stone and wood "with charm". Nice garden with a view (mostly privacy), all in good condition.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES