

Charm, Space and Potential – Unique Property on a Generous Plot in Saint-Mathieu

EXCLUSIVE



INFORMATION

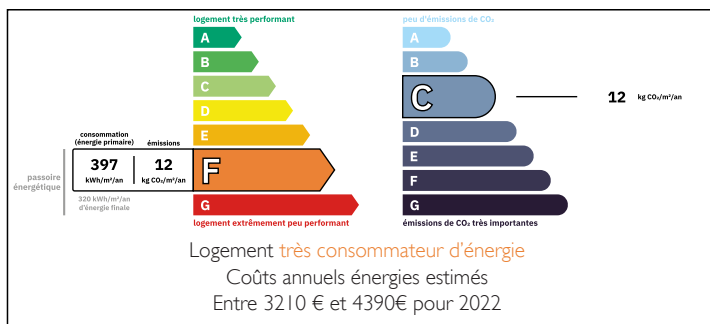
Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	8281 m2

IN BRIEF

Stylish Home with Pool, Outbuildings and Space – Saint-Mathieu

Tastefully renovated 162 m² home on a generous plot of over 8,000 m², peacefully located on the edge of Saint-Mathieu. The property features a spacious open kitchen with underfloor heating, a separate living room with wood burner, two bathrooms (each with toilet), and four bedrooms. Outside, you'll find a large terrace, a 6 x 12 m saltwater pool, an adjoining barn (accessible from outside), a detached outbuilding with private terrace (ideal for a studio or gîte), a massive freestanding barn of over 200 m², and two garages of approximately 50 m² each. A perfect blend of comfort, privacy, tranquility, and future potential – all within walking distance of the village center.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this tastefully renovated home of 162 m², located on a beautiful plot of over 8,000 m², on the edge of the charming village of Saint-Mathieu, within walking distance of local amenities. This stylish property offers a perfect blend of comfort, character, and extensive possibilities, ideal for those seeking peace, space, and potential.

Spacious and Inviting Interior – Stylish Living with Comfort

A generous open-plan kitchen and dining area on the ground floor with underfloor heating, perfect for family living and entertaining.

A separate living room with a wood-burning stove, creating a warm and cozy atmosphere.

A characterful entrance hall and a bathroom with toilet on the ground floor.

Upstairs you'll find four comfortable bedrooms and a second bathroom with bathtub and toilet – ideal for family life or hosting guests.

Outdoor Living & Extra Space – Endless Opportunities

A barn adjoining the house, accessible from outside, offering extensive storage and great potential for conversion or workshop use.

A detached outbuilding with its own terrace, ideal for transformation into an independent studio or gîte – perfect for guests or rental income.

A 6 x 12 meter in-ground saltwater pool, perfect for relaxing and enjoying warm summer days.

A large freestanding barn of over 200 m², along with two garages of approximately 50 m² each – offering excellent options for storage, hobbies, or future projects.

Privacy, Tranquility, and a Natural Setting