

## Elegant Renovated 162 m Home with Saltwater Pool, Large Barns & 8,000+ m Plot – Peaceful Saint-Mathieu Edge



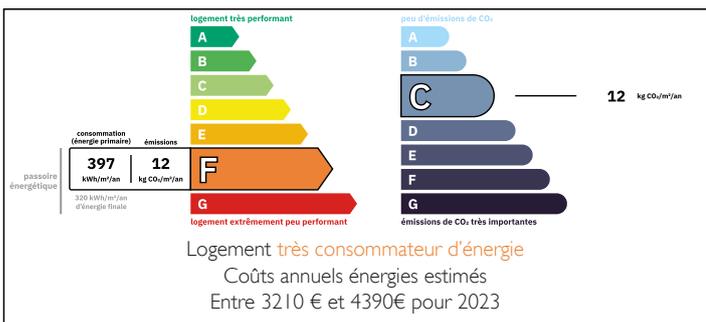
## INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	162 m <sup>2</sup>
Plot Size:	8281 m <sup>2</sup>

## IN BRIEF

Discover this beautifully renovated 162 m<sup>2</sup> family home, nestled on a spacious 8,000+ m<sup>2</sup> plot at the quiet edge of charming Saint-Mathieu (Haute-Vienne, Nouvelle-Aquitaine). Blending modern comfort with rural character, it offers 4 bedrooms, 2 bathrooms, a heated open kitchen, wood-burner lounge, large terrace, 6x12 m saltwater pool, attached barn, separate gîte/outbuilding potential, huge 200+ m<sup>2</sup> freestanding barn, and two 50 m<sup>2</sup> garages. Ideal for peaceful family living, hobbies, guests, or income generation – all within easy walking distance of village amenities. A rare gem combining privacy, space, and versatility!

## ENERGY - DPE



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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

Timeless Elegance Meets Endless Potential in Rural France

Step into this tastefully renovated 162 m<sup>2</sup> home, perfectly positioned on a generous plot exceeding 8,000 m<sup>2</sup>, right on the tranquil outskirts of Saint-Mathieu. Just a short, pleasant walk from the village center with its essential shops, café, and community charm, yet surrounded by nature and walking trails—this is countryside living at its finest.

Bright, Welcoming Interior Designed for Modern Life

The ground floor centers around a stunning open-plan kitchen and dining area, complete with luxurious underfloor heating—ideal for relaxed family meals and effortless entertaining.

Adjacent lies a separate, cozy living room featuring a wood-burning stove that fills the space with warmth on cooler evenings.

A practical entrance hall and a convenient ground-floor bathroom (with WC) complete the level.

Upstairs, four generously sized bedrooms offer peaceful retreats for family or guests, served by a second full bathroom with bathtub and WC.

Outdoor Paradise & Versatile Outbuildings

Outside awaits your private oasis: a expansive 33 m<sup>2</sup> terrace perfect for al fresco dining and lazy afternoons.

Dive into summer with your very own 6 x 12 m in-ground saltwater pool—low-maintenance luxury right at your doorstep.

The property's true bonus lies in its exceptional extra spaces:

- An attached barn (externally accessible) for storage, a workshop, or future conversion.
- A detached outbuilding with its own private terrace—perfectly suited as a self-contained studio, gîte for rental income, or guest suite.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES