

Townhouse, 4 bedrooms, terrace, workshop, garden, nice view. Close to all shops. Great potential



## INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	126 m <sup>2</sup>
Plot Size:	780 m <sup>2</sup>



## IN BRIEF

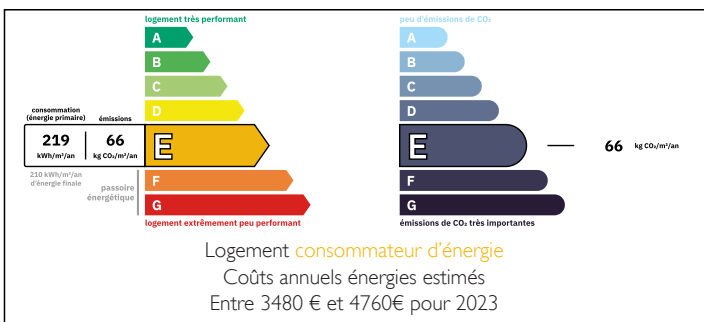
From the property, you'll find all amenities, schools, and colleges. Restaurants and bakery.. A tourist lake is just a few kilometers away.

Located at the crossroads of the Charente and Dordogne regions. In the heart of the Périgord-Limousin Regional Natural Park.

This property is suitable for any project: artist, business, professional, shop etc.

It could be a one level house or potentially two separate dwellings.

## 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

On level: entrance, wooden staircase, large living room with a large bay window, open-plan kitchen, bedroom with a door leading to terrace. Separate WC. Laundry room with boiler room. Access to the fully stone-lined cellar.

An exceptional 34 sq m metallic terrace with great views of the green countryside and a pond... a private and peaceful setting.

Upstairs: hallway leading to two bedrooms with nice views, a large bathroom with shower, dressing room, separate WC. Bedroom with built-in wardrobe. Great living room with fireplace, open-plan fitted kitchen with balcony.

An exceptional 65 sq m metal outbuilding, insulated, with electricity, water, electric gate, and very convenient access. Separate enclosed kennel or chicken coop.

Pleasant, sunny garden and nice surroundings.

Semi-renovated house with high-quality finishes: double-glazed PVC windows, electric and manual roller shutters, updated electrical and plumbing systems, 2018 oil-fired boiler, mains drainage. High-speed internet.

Very bright and inviting. Need to be view to be appreciated.

-----

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