

Cottage stone 4 bedrooms house. In beautiful environnement. 1 mn from a large lake and close to all amenities

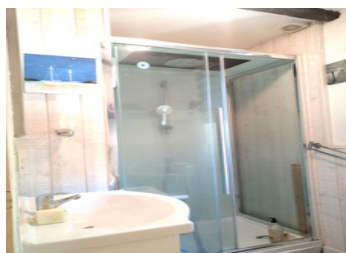


## INFORMATION

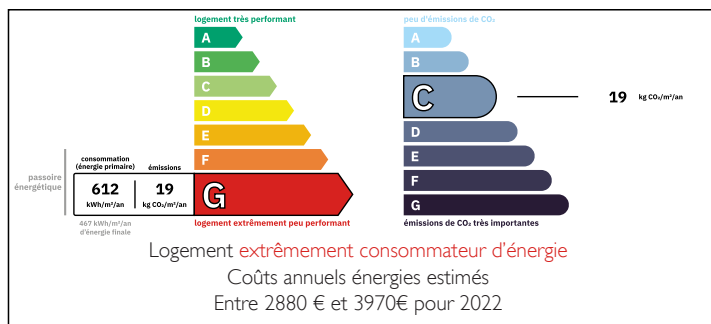
Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	89 m2
Plot Size:	1814 m2

## IN BRIEF

Located at the edge of a small hamlet. Beautiful and quiet surroundings. 1 minute walk from a super 14-hectare lake with beach, swimming, restaurants. The town of Saint Mathieu is 5 minutes away, with all shops, schools, and doctors. On the border of the Dordogne and Charente rivers.



## 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

Beautiful stone cottage-style house featuring a living room with exposed beams, fireplace with a wood-burning insert. Equipped kitchen leads to a very pleasant living area. Room that could be used as a bedroom or an office. Corridor leading to a shower room. Separate toilet. Beautiful master bedroom with a private balcony. Laundry with access to the rear garden. Upstairs: 2 bedrooms.

Beautiful garden with trees, an outbuilding that could be used as a workshop. Separated by just a footpath, a nice landscaped garden.

This property is worth viewing to fully appreciate.

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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