

Great potential. Main house, 4/5 bedrooms, cottage 2 bedrooms, workshop, large garden



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	6800 m2



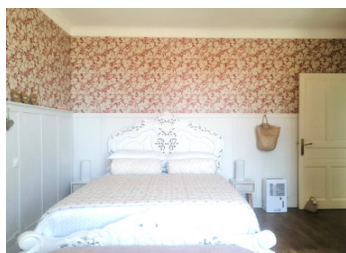
IN BRIEF

Great caractère house with potential !
Interior his fully restored with taste and quality.

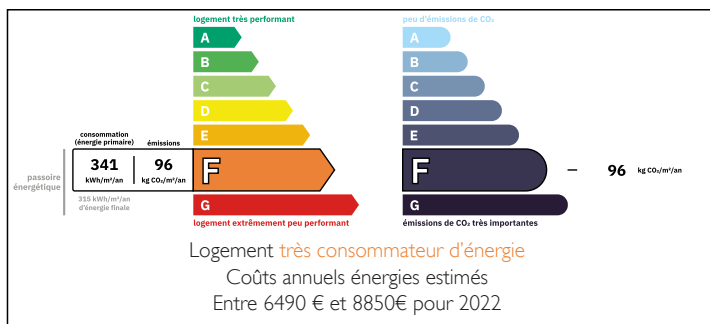
Front part on the roadside and rear garden very calm and private



Located on the edge of a village with all amenities, a tourist lake, and bordering the Dordogne and Charente departments.



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

Bright, high ceilings, and oak floorings. Hallway open to the front and rear gardens, kitchen with fireplace, dining room with fireplace, double living room that could be a ground floor bedroom or office. Toilet with water point. Cellar.

Upstairs, beautiful staircase, landing leading to four large and bright bedrooms. Bathroom with shower and toilet. One of the bedrooms has a water point, and a second with a shower room and toilet.

Second floor, attic space can be convertible

Adjoining, detached house of 50 m², interior requiring renovation, entrance hall leading to dining room, living room, bedroom, bathroom, separate toilet, kitchen area with large French window. Attic space suitable for conversion.

attach, large 100 m² workshop on two levels, great potential and bright, with a 3-phase electricity meter. Suitable for a professional, indoor pool, artist, vehicle collection, greenhouse etc. A laundry/boiler room. Plus 2 garages.

Large open wooden building of over 280 m².

Beautiful garden, mostly at the rear. Part of the plot is open to building .

All amenities and schools within walking distance. Tourist lakes.

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