

Detached hamlet house, 3/4 bedrooms, very quiet environment



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	672 m2

IN BRIEF

Situated in a very small hamlet of a 7 houses. This detached property offers 3 bedrooms or 4 bedrooms, 2 shower rooms. The house is well presented throughout and ready to move into.

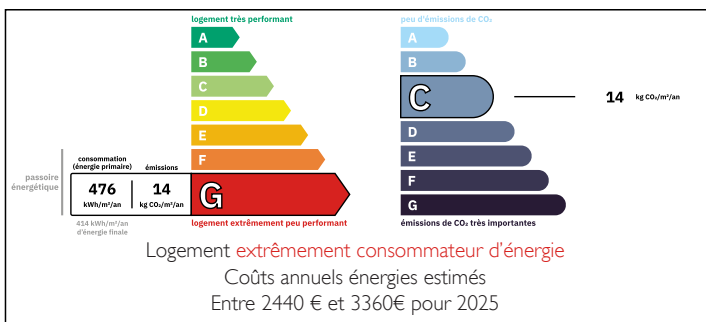
Pleasant garden with terrace and well

Very close to a village with boulangerie, café, village store and restaurants all within a few minutes of your front door,
2 mn from beautiful leisure lakes of saint Mathieu, with swimming and restaurants.

Limoges airport is just over 39 minutes by car (44km) and Angoulême is at 55 km



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

GROUND FLOOR

Entrance into the living room with fireplace and woodburner stove

Fitted kitchen

Entrance hall

Bedroom 1 with en-suite bathroom with shower and toilet

Laundry room

Large garden in front of the house

FIRST FLOOR

Bedroom with fitted wardrobes en-suite shower and toilet

Bedroom with dressing room

Both bedrooms have a balcony and great view !

Large attic space suitable for conversion in bedroom

Double glazing throughout

Wood-burning stove and electric radiators

Compliant septic tank

EXTERIOR

Gardens surround the property. Large ornamental garden in front of the house, with a terrace. All enclosed.

Exceptional environment, very peaceful setting

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES