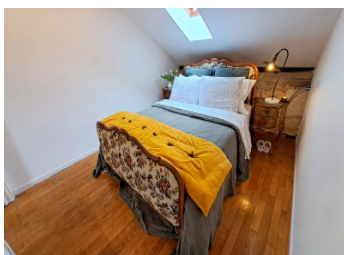


**UNDER OFFER 2 bedroom detached stone built house with cellar, separate studio, barn, large garden woodland**

**EXCLUSIVE**



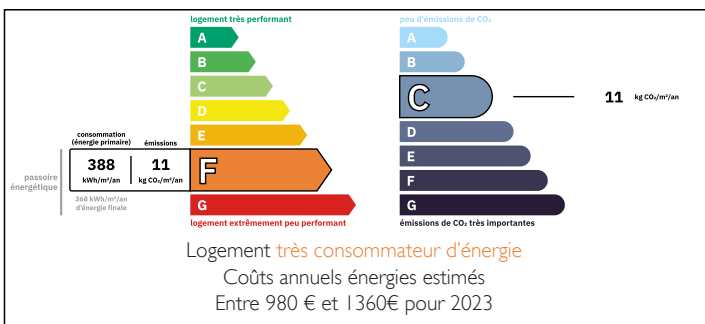
## INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	4000 m2

## IN BRIEF

Well-appointed two-bedroom stone built home featuring a new bathroom, open-plan kitchen-diner and lounge, utility room, office area and large storage room. Character oak staircase and a generous, mature garden complete this versatile and appealing property.

## 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

A unique and detached two-bedroom property offering generous internal and external space, ideal for those seeking flexibility and character.

The accommodation includes two bedrooms measuring approximately 6 m<sup>2</sup> and 7 m<sup>2</sup>, a newly fitted bathroom (8 m<sup>2</sup>), and an impressive 42 m<sup>2</sup> open-plan kitchen-diner-lounge featuring a log burner. Heating is provided by electric radiators, and the property benefits from double glazing throughout. Further practical spaces include a 6 m<sup>2</sup> utility room, 4 m<sup>2</sup> office area, and a 7 m<sup>2</sup> storage room with potential for conversion to an en-suite.

An oak staircase leads between floors, while a substantial 42 m<sup>2</sup> cellar offers excellent additional storage or development potential (subject to consents). The property also benefits from a private well. The property is for sale with all the furniture.

Externally, the home sits within a large, mature garden extending to approximately 4,000 m<sup>2</sup>, providing a high degree of privacy. Additional outbuildings include a large barn (approx. 102 m<sup>2</sup>) and a separate studio (10 m<sup>2</sup>), ideal for home working, hobbies or further accommodation potential (subject to planning). There is also 17,000m<sup>2</sup> of woodland that is not attached to the property.

A rare opportunity offering space, versatility and scope in a peaceful setting.

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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 foncière: **338 EUR**

Taxe habitation: **EUR**

## NOTES