

**Under Offer ! Nice isolated stone house, 3 bedrooms, outbuilding, barn**



## INFORMATION

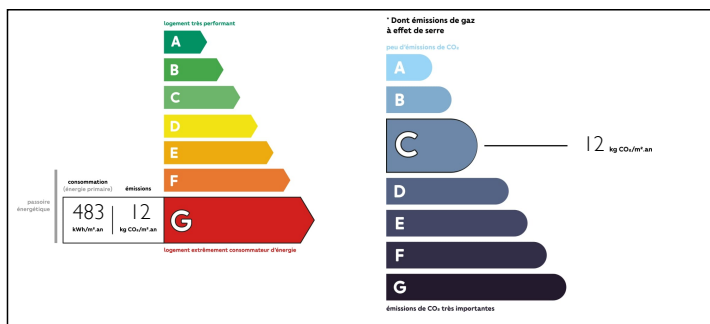
Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	3600 m2

## IN BRIEF

House with quality, large terrace with beautiful views. Barn, outbuilding with charm. out of a village with all amenities.



## 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

Stone house, large terrace, large bays, bright living room, lounge with fireplace, kitchen, dining room, WC.

Upstairs Mezzanine, 3 beautiful bedrooms, bathroom with shower. Together arranged with taste.

Cellar, large barn.

Ideal dependency to transform in a guest house.

Shelter for cars.

Garden not overlooked with beautiful view.

A touristic lake « Pavillon Bleu » with beach and swimming.

Angoulême is only 59 km away, with its direct TGV rail links to the UK (via Lille) et Paris. Limoges airport is 57 km away and Poitiers, Bordeaux et Bergerac airport are all within striking distance.

-----

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

## LOCAL TAXES

**Taxe habitation: 840 EUR**

## NOTES