

4 bedroomed large village house, potential B&B, with courtyard and garden.

EXCLUSIVE



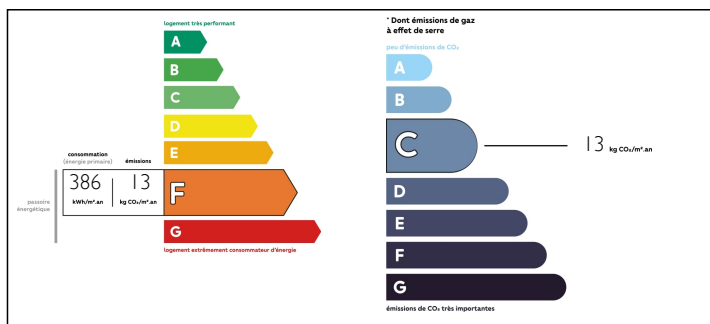
## INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	199.41 m2
Plot Size:	548 m2

## IN BRIEF

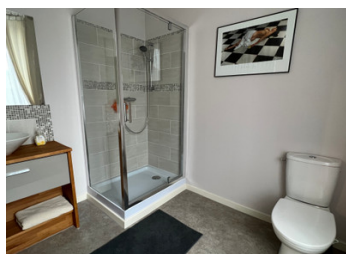
This large house has been beautifully renovated, with a new roof, commercial kitchen and 3 top quality en suite bathrooms. All the rooms are of big proportions. It is all set up for you to open the doors as a B&B immediately. The village of St Mathieu boasts a supermarket, café, gift shop, chemist, bakers and a swimming lake.

## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

On the ground floor you come into an Entrance hall with a check in desk.

Behind this is the fully fitted commercial kitchen with stainless steel cupboards and fittings. There is everything from an unused double deep fat fryer, panini machine, grill, fridge, oven. There is a laminated floor.

Following on you will find a large lounge (28m<sup>2</sup>) with a beautiful wooden floor. To the right is a Dining Room which used to be a butchers shop. There are large glassed doors opening on to the street in front of the property.

To the rear of the Lounge is a WC with hand basin and electric underfloor heating and a side door out to the courtyard.

Upstairs you will find 3 large bedrooms (21.6m<sup>2</sup>, 19.7m<sup>2</sup> and 14m<sup>2</sup>) all of which have en suite bathrooms. The bedrooms and bathrooms are all nicely decorated and ready to be rented out.

There is a handy storage cupboard on the landing which you could use as a store room or cleaning cupboard.

There is an additional bedroom (17.5m<sup>2</sup>) which could be used as the owners' bedroom.

Upstairs again is a very large attic which is open to being converted into more living space. There are currently two small rooms up there and then a big open space.

The house benefits from electric heating.

Outside is a very pretty courtyard, a real suntrap in the summer. Then you will find a some small outbuildings and then a large...