

UNDER OFFER Lovely town house with a south-facing courtyard and a garden in the centre of Saint Mathieu.



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	71 m2
Plot Size:	154 m2



IN BRIEF

Lovely town house with 3 bedrooms, 2 bathrooms, with a south-facing courtyard and established garden. The town of Saint Mathieu has all the amenities you would need, with a little weekly market and a swimming lake.

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 :

- Open plan Kitchen / Diner (28m²) with access to the courtyard at the back (11m²).

1st Floor :

- 2 bedrooms (13m² - 10m²)
- Bathroom

2nd floor :

- Master bedroom (20m²) with storage.
- Bathroom

Cellar under kitchen allows for more storage.

The garden is not attached to the house but is only a few metres away, accessed through the rear patio gate with lovely views on the church, a small shed and a terraced area. (143m²).

The roof was changed in 2006.

Mains drains.

Electric heaters.

Perfectly situated as you are in the centre of the beautiful town of Saint Mathieu where you will find the local amenities, schools, a supermarket, a weekly market, activities and restaurants. You can go relax on the beach of the lovely swimming lake 3km away.

With an international golf course 15km away, the countryside, lakes and attractive towns such as Rochechouart with its castle, there is so much to enjoy. Limoges is the closest city (with an airport) 50km.

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

NOTES