

Lovely stone house with outbuildings and a garden in a peaceful hamlet just 2km from the town of St Mathieu.



INFORMATION

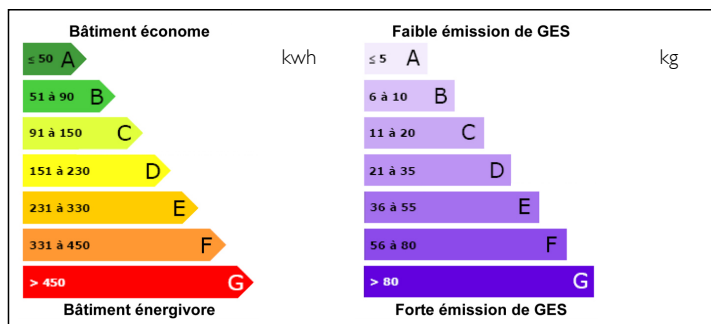
Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	901 m2



IN BRIEF

Lovely stone property with 2/3 bedrooms, a big barn, a bread oven, and 901m2 of fenced garden. Ideally situated in a quiet hamlet just 2km from the town of Saint Mathieu with all the amenities you would need, including 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 :

- Kitchen / Living room with a wood burner and double glazing windows. (30m²)
- Living room with single glazing and parquet floor. (9m²)

Half way up the stairs :

- Bedroom with single glazing (10,5m²)

1st floor :

- Bedroom with double glazing windows and parquet floors. (11,7m²)
- Office / small bedroom with double glazing and a built in cupboard. (7m²)
- Bathroom (3,5m²)
- WC

Attic and basement under the kitchen.

Barn just the other side of the lane : 95m².

Second outbuilding in the garden : 7,5m² and an outside bread oven.

Roofs redone recently so all in good condition.

Septic tank.

Heating : wood and electric heaters.

Fenced garden in front of the house.

Perfectly situated as you are just 2km from the centre of Saint Mathieu with a lovely swimming lake so you can go relax on the beach. Saint-Mathieu is a beautiful town where you will find the local amenities, schools, a supermarket, a weekly market, activities and restaurants.

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

NOTES