

Maison de Maître, built in 1860. This stunning 4 bedroom house has retained its grace and character.



INFORMATION

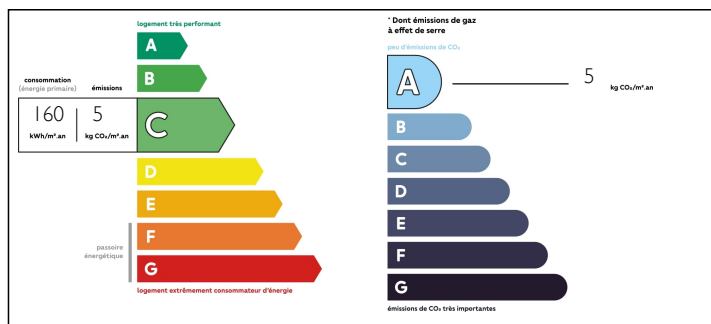
Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	211 m2
Plot Size:	1350 m2

IN BRIEF

Sitting in a nice village with all amenities in the Périgord Limousin regional natural park Beautiful property which has kept the charm of history.



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

Front garden of 500 m², with a beautiful lime tree, sunny terrace, stone walls and well.

Ground floor.

Large dining room 40 m², garden and terrace access, fireplace, beautiful wooden staircase. wooden flooring and exposed beams.

Stunning living room 40 m², open to garden and terrace, large windows, high ceiling, wooden floors, wood structure present on the walls, stone fireplace.

Kitchen of 15 m², high ceiling

Wc with hand basin.

Entrance 15 m² bright, fully restored.

Ensuite bedroom of 22 m², fireplace, bathroom with WC. Can be independent.

Upstairs.

Large corridor with wooden floorings leading, 3 Bedrooms: 17 m², 15 m², a very beautiful 36 m², 9 m² bathroom, WC.

All with high ceilings, wooden floors and magnificent woodwork.

Attic: large room of 40 m².

Attached outbuilding, pretty barn.

With a rear garden of 850 m², fully enclosed and gate.

Basement composed of a 22 m² garage with easy access, 42 m² utility room, 40 m² stone cellar

5 minutes from a tourist lake with beach and swimming. Surrounded by great nature, 50 km from an international airport. 60 km from Angoulême. 20 km from an international golf course.

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

NOTES