LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A14130 Price: 473 700 EUR

agency fees to be paid by the seller

UNDER OFFER Architect-Designed Contemporary Home with Exceptional Style in the Haute Vienne, Dordogne border

EXCLUSIVE

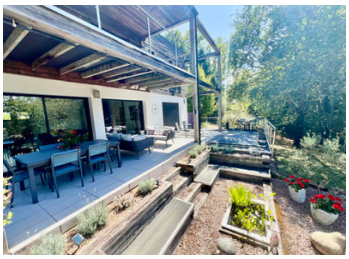














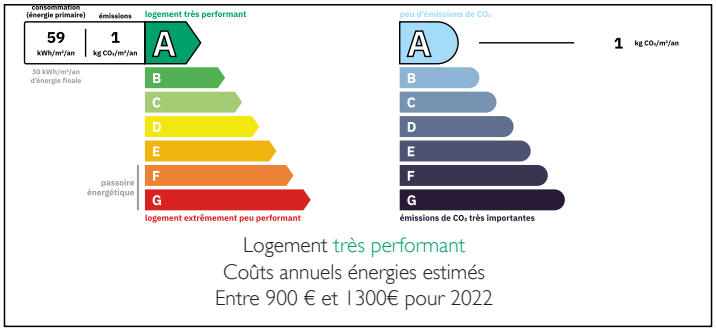
INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	5000 m2

IN BRIEF

Just a short walk from a lively village yet overlooking sweeping views of the Haute Vienne countryside, this stunning architect-designed home combines bold design, modern convenience, and serene surroundings. Set on 5,000 m² of grounds, with beautifully landscaped gardens and a natural woodland area, it offers a lifestyle as refined as it is relaxed.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 900 € et 1300€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1700 EUR**

NOTES

DESCRIPTION

Light-Filled Living

Step inside to discover a spectacular 78 m² open-plan living, dining, and kitchen area — a space that feels more like a modern gallery than a traditional home. Walls of aluminium-framed windows fill the interiors with natural light, while thoughtful design touches make this the true heart of the house. A 4 m² cloakroom, utility room, and WC complete the practical side of the ground floor.

Comfort & Style

Two ground-floor bedrooms (12 m² & 13.8 m²) are fitted with built-in wardrobes, one with direct access to a private terrace overlooking the gardens and swim spa. The family bathroom (6.4 m²) is finished to a high standard. Upstairs, a bespoke staircase leads to a mezzanine study/library (21 m²), alongside a very organised storage space with shelving. Beyond, the impressive main suite includes a 39 m² bedroom with private 15 m² terrace, a professionally designed dressing room, and a luxurious 14 m² bathroom featuring a freestanding bath with garden views and a walk-in shower.

Outdoor Living at Its Best

Designed for year-round enjoyment, the ground-floor verandas extend over 77 m², offering multiple areas to relax and entertain. The main 63 m² terrace includes a swim spa, outdoor seating, and a fully equipped summer kitchen with running water, cupboards, pizza oven, plancha, and BBQ. A solar-powered shower adds to the comfort.

Practical Elegance

Aluminium doors and window frames throughout
Double glazing, electric shutters, reverse heating/air conditioning
Fibre optic internet and bore hole with ground pump water supply
42 m² double garage with electric doors...

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