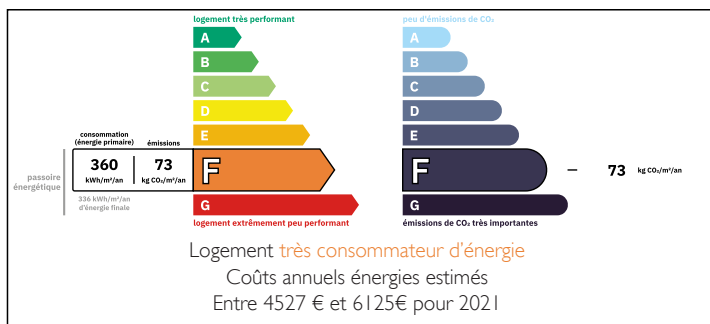


OFFER ACCEPTED



ENERGY - DPE



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	3379 m2

IN BRIEF

This property boasts a huge amount of positives. A gorgeous spacious countryside property, yet 3mins to a village with a supermarket, two bakeries, a pharmacy, a weekly market and oh so much more. It is the perfect all year round home, yet very practical as a holiday home. The garden is large, yet easy to look after and has room for a pool should you so wish. The best of both worlds.

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.



LOCAL TAXES

Taxe foncière: 1264 EUR

Taxe habitation: 1527 EUR

NOTES

DESCRIPTION

You enter the property into a spacious corridor off which you find the kitchen, a back kitchen, two living rooms, a dining room and a downstairs w.c.

Upstairs there are 3 very good sized bedrooms (one of which is ensuite), a spacious family bathroom and steps leading up to the attic space which could easily be converted into additional living space.

Outside is a lovely garden with two barns, beautiful flowerbeds and plenty of room for a pool should you desire one.

Ground Floor

Hallway 17m²

Living Room One 25,4m²

Living Room Two 20m²

Dining Room 17,3m²

Kitchen 11,2m²

Back Kitchen 8m²

First Floor

Bedroom One 17,4m²

Bedroom Two 20m²

bedroom Three 18,3m² with ensuite 16m²

Family bathroom with w.c. 7,3 m²

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