LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34928IS87 Price: 397 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (375 000 EUR without fees)

Exceptional 5-bedroom property with pool and 1 hectare of land

EXCLUSIVE















INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	174 m2
Plot Size:	10351 m2

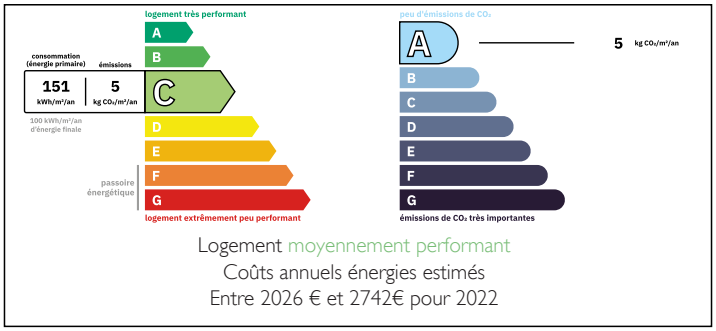
IN BRIEF

This well-maintained 2006-built home near Saint-Mathieu offers 5 bedrooms, 3 bathrooms, a spacious living room with underfloor heating, a separate kitchen, office, and mezzanine. The 1-hectare south-facing garden is fully fenced and features a heated pool with integrated hot tub, separate jacuzzi, pool house, atelier, and shed—all with water and electricity.

Double-glazed, connected to mains drainage,underfloor heating and within walking distance of village amenities.

A turnkey countryside property combining comfort, space, and tranquility.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2026 € et 2742€ 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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34928IS87 Price: 397 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (375 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **2780 EUR**

NOTES

DESCRIPTION

This stunning 2006-built home is located near the village of St. Mathieu, on the border of the Haute-Vienne and Dordogne, offering the perfect blend of modern comfort and countryside charm. The spacious property is laid out as follows:

Ground floor:
- Double bedroom (15 m²) with en-suite bathroom (6.5 m²)
- Double bedroom (12 m²) with en-suite bathroom (6 m²)
- Single bedroom (9 m²)
- Office (6 m²)
- Separate toilet (2 m²)
- Laundry room (10 m²) leading to a double garage
- Separate kitchen (14 m²) with a lovely view of the garden
- Bright and spacious living room (45 m²) featuring underfloor heating and a cozy, movable wood burner

First floor:
- Two bedrooms (10 m² each), each with electric heating
- Separate bathroom (6 m²)
- Mezzanine (7 m²) offering additional space

The beautifully landscaped garden, facing south, spans about one hectare and is fully fenced. It features a studio/atelier (currently used for painting) with electricity and water, as well as a shed (built in 2019) with electricity and water. Additionally, there is a 3,000-liter underground rainwater collection system for garden irrigation.

The heated swimming pool (installed in 2010) is equipped with a saltwater pump, alarm system, and a hot tub within the pool itself. A separate jacuzzi sits behind the house. The pool is surrounded by concrete flooring with a liner, and the pool house contains all the technical equipment, including a toilet and shower.