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Ref: A36795LAD87 Price: 318 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (300 000 EUR without fees)

Elegant Renovated 162 m Home with Saltwater Pool, Large Barns & 8,000+ m Plot – Peaceful Saint-Mathieu Edge















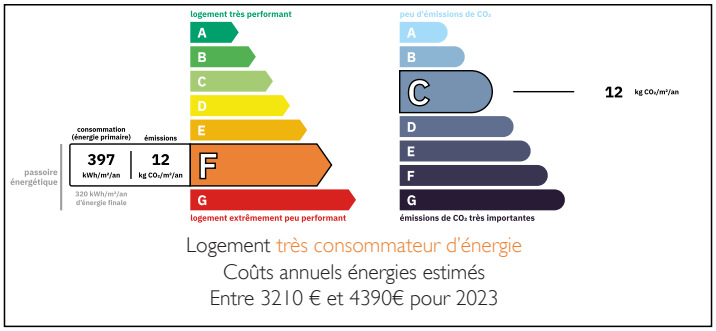
INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	8281 m2

IN BRIEF

Discover this beautifully renovated 162 m² family home, nestled on a spacious 8,000+ m² plot at the quiet edge of charming Saint-Mathieu (Haute-Vienne, Nouvelle-Aquitaine). Blending modern comfort with rural character, it offers 4 bedrooms, 2 bathrooms, a heated open kitchen, wood-burner lounge, large terrace, 6x12 m saltwater pool, attached barn, separate gîte/outbuilding potential, huge 200+ m² freestanding barn, and two 50 m² garages. Ideal for peaceful family living, hobbies, guests, or income generation – all within easy walking distance of village amenities. A rare gem combining privacy, space, and versatility!

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3210 € et 4390€ pour 2023

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.

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NOTES

DESCRIPTION

Timeless Elegance Meets Endless Potential in Rural France

Step into this tastefully renovated 162 m² home, perfectly positioned on a generous plot exceeding 8,000 m², right on the tranquil outskirts of Saint-Mathieu. Just a short, pleasant walk from the village center with its essential shops, café, and community charm, yet surrounded by nature and walking trails—this is countryside living at its finest.

Bright, Welcoming Interior Designed for Modern Life
The ground floor centers around a stunning open-plan kitchen and dining area, complete with luxurious underfloor heating—ideal for relaxed family meals and effortless entertaining.
Adjacent lies a separate, cozy living room featuring a wood-burning stove that fills the space with warmth on cooler evenings.
A practical entrance hall and a convenient ground-floor bathroom (with WC) complete the level.

Upstairs, four generously sized bedrooms offer peaceful retreats for family or guests, served by a second full bathroom with bathtub and WC.

Outdoor Paradise & Versatile Outbuildings
Outside awaits your private oasis: a expansive 33 m² terrace perfect for al fresco dining and lazy afternoons.
Dive into summer with your very own 6 x 12 m in-ground saltwater pool—low-maintenance luxury right at your doorstep.

The property's true bonus lies in its exceptional extra spaces:
- An attached barn (externally accessible) for storage, a workshop, or future conversion.
- A detached outbuilding with its own private terrace—perfectly suited as a self-contained studio, gîte for rental income, or guest suite.