LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40183REM87 Price: 194 400 EUR

agency fees to be paid by the seller

**UNDER OFFER -4 bedroom house in the centre of Saint Mathieu, near to restaurants, bars, school and the lake.**







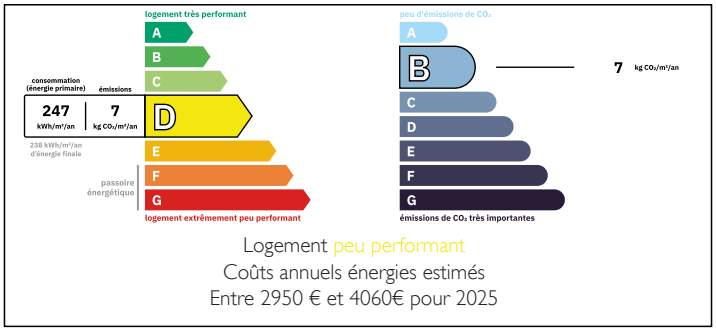








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2950 € et 4060€ pour 2025

## INFORMATION

| | |
|---|---|
| **Town:** | **Saint-Mathieu** |
| **Department:** | **Haute-Vienne** |
| **Bed:** | **4** |
| **Bath:** | **1** |
| **Floor:** | **138 m2** |
| **Plot Size:** | **1145 m2** |

## IN BRIEF

Spacious 4-Bedroom Home with Generous Outdoor Space

This charming property offers plenty of room for family living, featuring:

4 well-proportioned bedrooms

1 family bathroom

Large, bright lounge – perfect for relaxing or entertaining

Separate dining room for family meals or gatherings

Well-equipped kitchen with ample storage and workspace

Outside, the property truly stands out with an impressive 1,145 m² of outdoor space, garden, play

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.

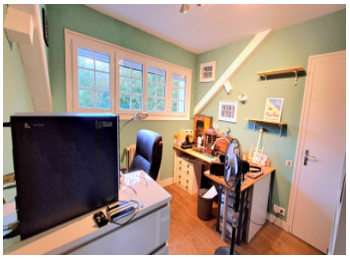
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## LOCAL TAXES

**Taxe foncière:** **1000 EUR**

## NOTES

## DESCRIPTION

Spacious 4-Bedroom Home with Excellent Features and Convenient Location

This attractive property combines generous living space with a wide range of modern comforts and excellent outdoor areas, making it an ideal family home.

Key Features:

4 well-sized bedrooms

1 family bathroom

Huge loft offering excellent storage or conversion potential

Separate lounge and dining room

Modern fitted kitchen

Double glazing throughout

Pellet boiler central heating and thermo water heater

Electric car charging point

Car port and double garage

Mains drainage

Cellar for additional storage

Outdoor Living:

Raised decked terrace

Wrap-around terrace for enjoying the sun throughout the day

Gazebo and BBQ area, perfect for entertaining