LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A41257ARO87 Price: 100 500 EUR

agency fees included: 9 % TTC to be paid by the buyer (92 000 EUR without fees)

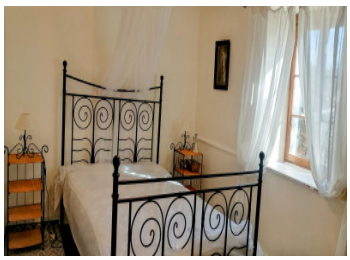
Under Offer Charming 2-bedroom townhouse with an amazing rear garden and terrasse Great potential

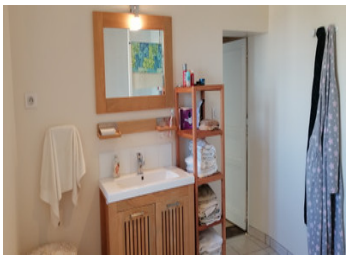














INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	570 m2

IN BRIEF

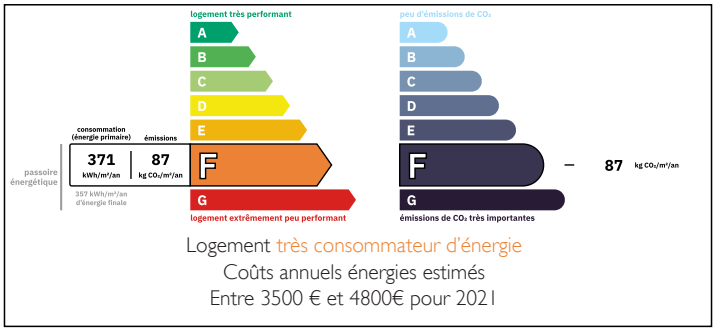
This characterful stone house offers a peaceful and private setting at the rear, just steps from the shops and services of the village of Saint-Mathieu.

Huge potential for this beautiful house, perfect as a family home or holiday retreat – a must-see to fall under its charm !

Located on the border of the Haute-Vienne, Charente, and Dordogne departments.

Just steps from shops, schools, and the tourist lake!

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3500 € et 4800€ pour 2021

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

Front space provides convenient parking and a small garden.

• Ground floor: Large bay window floods the living room 20 m² with light, exposed wooden beams, fireplace with a wood-burning stove.

Charming kitchen 15m² with stone walls, a beautiful fireplace, and hardwood floors. Doors open onto a lovely terrace. Laundry room leads to a room with a toilet and sink, and access to the garage.

Garage +/- 60m² suitable for severals cars, easy access in, heating central with fuel reserve

• Upstairs: An authentic wooden staircase leads to two bedrooms with original hardwood floors. The current layout includes a spacious master bedroom 20m² with a very pleasant and practical en-suite shower room 9m², towel warmer, and toilet.

A lovely, bright bedroom on the garden 11m², followed by a bright bathroom and toilet 4.5m².

At the end of the hallway, a large room around 20 m² with wooden flooring offers immense potential for conversion into several additional bedrooms, an office, or other uses. Great potential!
Attic space above the existing rooms.

Exterior: Stone terrace of approximately 65 m², very old stone walls, and a covered area ideal for summer meals. All opening onto a fully enclosed 300 m² garden.

Workshop with an attic, plus a storage room.

A property with plenty of charm !

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