LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46705DRL87 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

A large village house with separate barn within small hamlet close to Saint Mathieu. 3/4 bedrooms

EXCLUSIVE















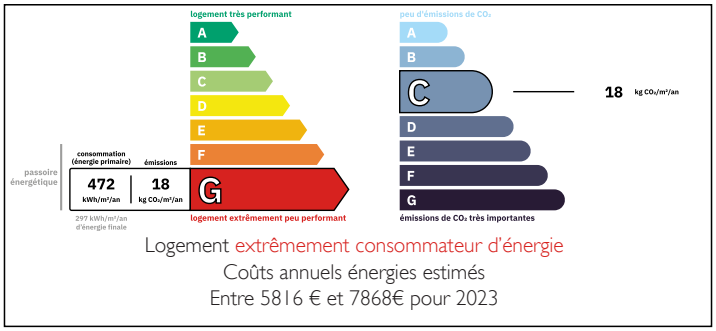
INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	162 m2
Plot Size:	418 m2

IN BRIEF

Charming 3-Bedroom House with Barn – Saint-Mathieu, Haute-Vienne

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5816 € et 7868€ 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

A beautifully presented French country property with a large 96m² barn, 418m² garden and two terraces, situated in the peaceful hamlet just 3km from local shops and the popular lake of Saint Mathieu

This lovely property offers the perfect opportunity to enjoy the tranquillity and charm of the French countryside while remaining conveniently close to everyday amenities and leisure activities.

The house has been very well decorated and maintained, creating a welcoming and stylish home.
The House

The property offers:

3 bedrooms
1 mezzanine, providing useful additional living, sleeping or office space
2 bathrooms
A beautifully decorated and inviting interior
Two terraces, ideal for outdoor dining, entertaining or relaxing.
The House is arranged in a horseshoe shape offering excellent privacy.
A separate 418m² garden, offering a pleasant and manageable outdoor space

The mezzanine adds flexibility and character, making the property ideal as a permanent family home, holiday home or peaceful rural retreat.

The 96m² Barn

A major feature of the property is the impressive sized barn, offering excellent additional space and a wealth of possibilities.

It could be used as:

* A workshop or studio
* Vehicle or equipment storage