LEGGETT
IMMOBILIER INTERNATIONAL

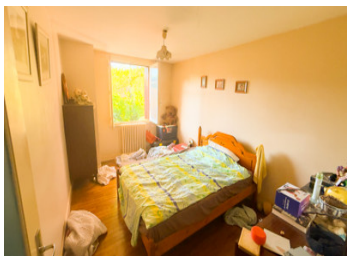
www.frenchestateagents.com

Ref: A47808KA87 Price: 141 700 EUR

agency fees included: 9 % TTC to be paid by the buyer (130 000 EUR without fees)

**Two 3 bedroom houses one with garage, the other with barn plus two other outbuildings and attached garden**

EXCLUSIVE



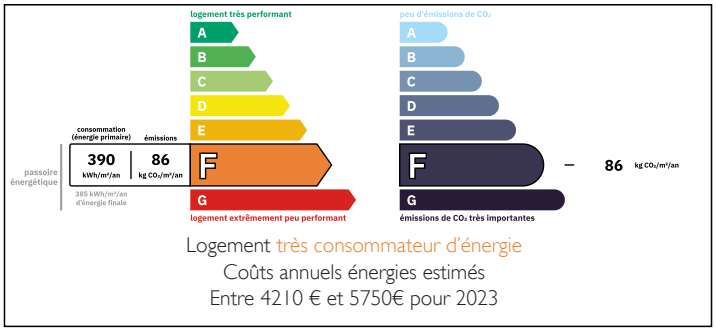
## INFORMATION

| | |
|---|---|
| Town: | Saint-Mathieu |
| Department: | Haute-Vienne |
| Bed: | 6 |
| Bath: | 2 |
| Floor: | 210 m2 |
| Plot Size: | 1830 m2 |

## IN BRIEF

Extremely good value for these two houses next door to each other in this pretty hamlet close to St Mathieu. The smaller house has it's own garage, while the bigger house has it's own attached barn. In addition there is another smaller barn and a large barn at the end of the plot as well as a garden surrounding all the properties.

## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4210 € et 5750€ 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

This selection of properties takes up one side of the lane of this pretty countryside hamlet, very close to the thriving village of St Mathieu.

From right to left as you look at the properties you have a two story three bedroom house with living room and kitchen on the ground floor and three bedrooms and a bathroom upstairs. This also has an attached garage. Next door (on the same plot) is another larger three bedroom house, again with kitchen and living room downstairs plus study area, shower room and downstairs toilet. Upstairs are three bedrooms and a bathroom. There is internal access to a large barn which houses the boiler for the oil fired central heating.

To the left of the and separated from the house by a pretty garden area is another smaller outbuilding (around 60m²) surrounded by garden and finally , at the end of the lane is a large barn (recently reroofed) of around 180m².

All in all a really great selection of buildings with a lot of potential for development - not to be missed.

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