LEGGETT IMMOBILIER INTERNATIONAL

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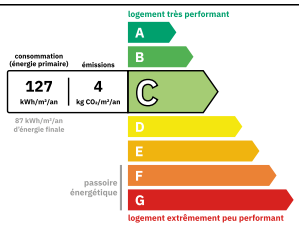
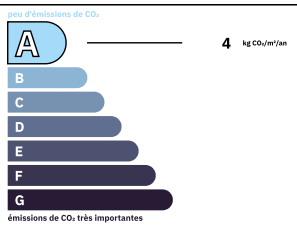
Ref: A47985REM87 Price: 466 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (440 000 EUR without fees)

Stunning modern 4 bedroom property with cinema room/bar and over 2 hectares of land

ENERGY - DPE





Logement moyennement performant
Coûts annuels énergies estimés
Entre 2536 € et 3432€ pour 2023

INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	257 m2
Plot Size:	23463 m2

IN BRIEF

Stunning 4-Bedroom Country Property with Extensive Grounds

This impressive property offers 4 bedrooms and 3 bathrooms, complemented by a spacious kitchen/diner and comfortable lounge, providing generous living space for family life and entertaining.

A standout feature is the dedicated cinema room with bar, creating the perfect space for relaxing and entertaining guests. Outside, the property benefits from an above-ground swimming pool, summer kitchen, and approximately 3 hectares of land, including areas of woodland, offering privacy, space and a wonderful connection with nature.

The property also includes a garage and extensive grounds, making it an ideal opportunity for those seeking a substantial country home with excellent leisure and entertaining facilities.

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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DESCRIPTION

Exceptional Property with over 2 Hectares of Land, Pool and Extensive Entertaining Space

Set in a secluded and private position at the end of its own private drive, yet just a 3-minute drive from the popular small town of Saint-Mathieu, this substantial property Built in 2010, offers an impressive combination of generous accommodation, extensive grounds and excellent facilities for family life and entertaining.

The property sits within approximately 3 hectares of land, incorporating areas of woodland and providing a wonderful sense of privacy and space.

First Floor

The main living accommodation is located on the first floor and includes a superb 27m² kitchen/diner, providing a spacious and sociable area for family meals and entertaining. The impressive 37m² lounge offers a generous and comfortable living space.

The 20m² principal bedroom features a 4m² dressing room, built-in wardrobes and doors opening directly onto a balcony. The bedroom benefits from a spacious 8m² en-suite bathroom, equipped with both a bath and separate shower.

A 9m² entrance room provides a welcoming approach to the accommodation.

There are two further bedrooms on this floor. Bedroom 2 measures approximately 7m², while Bedroom 3 is a generous 15m² and has patio doors leading directly onto the balcony, as well as a private 2m² en-suite WC.

A separate 4m² shower room completes the accommodation on this level.

Ground Floor

NOTES