LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48305REM87 Price: 147 150 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

4 Bedroom property in the centre of Saint Mathieu, off road parking, walking distance to shops and amenities















INFORMATION

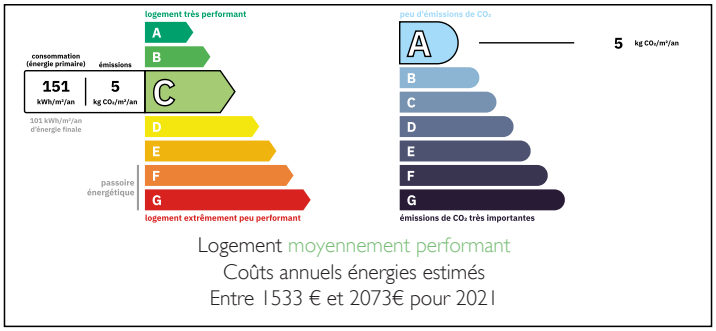
Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	119 m2
Plot Size:	400 m2

IN BRIEF

Spacious 4-Bedroom Property in the Heart of Saint-Mathieu

Ideally located in the centre of Saint-Mathieu, this spacious property offers four bedrooms, two bathrooms, a garage, two barns and a cellar. The property benefits from double glazing and air-to-air heating and air conditioning, providing year-round comfort. With its generous accommodation, versatile outbuildings and central location, this property offers excellent potential for family living or a variety of other uses.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1533 € et 2073€ 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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LOCAL TAXES

Taxe foncière: **1222 EUR**

NOTES

DESCRIPTION

Spacious 4-Bedroom House with Two Barns, Garage and Garden in Saint-Mathieu

Situated in the centre of Saint-Mathieu, this spacious property offers approximately 119m² of habitable accommodation, with four bedrooms, two bathrooms ,a garage, two barns and a garden of 526m². Combining character features with practical living space and excellent storage, the property is ideally located close to the amenities of the village.

Ground Floor

The ground floor comprises a welcoming hallway of approximately 15m²

The lounge (23m²) features attractive wooden flooring and air-to-air heating and air conditioning, providing a comfortable living space throughout the year.

The dining room (18m²) also benefits from wooden flooring, creating a separate area for family meals and entertaining.

The kitchen (14m²) has tiled flooring and sits above a large cellar, offering useful additional storage space.

First Floor

The first floor provides four bedrooms and a family bathroom.

Bedroom 1 (8m²): Wooden flooring.

Bedroom 2 (8m²): Wooden flooring.

Bedroom 3 (15m²): A generous bedroom with an adjoining area of approximately 3m² fitted with a toilet and washbasin.

Bedroom 4 (10m²): Wooden flooring.