

Charming French Country Property with Unlimited Potential, 4/5 bedrooms, cottage , workshop, large garden



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	6800 m2



IN BRIEF

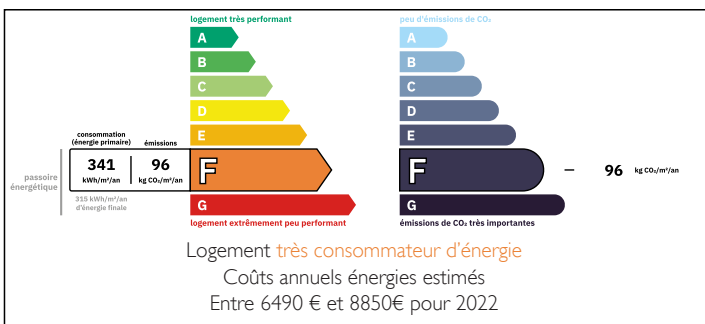
An exceptional opportunity to acquire a characterful, semi-renovated house, offering an exceptional living environment and vast potential for conversion into a gîte, wedding venue, or equestrian center, all within easy reach of the shops and services of the picturesque village of Saint-Mathieu

More than just a house, it's a unique opportunity to create an exceptional living environment.

The property enjoys an ideal location in Saint-Mathieu (87), on the border of the Haute-Vienne, Charente, and Dordogne departments.

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

ENERGY - DPE



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.



DESCRIPTION

Discover a home where old-world charm blends harmoniously with high-quality contemporary style. The main house (approximately 150 m²) is bathed in light thanks to its typical tall windows and boasts superb parquet floors, offering a classic French farmhouse aesthetic.

- Ground floor: A welcoming entrance hall leads to a fully equipped kitchen, a separate dining room, and two spacious reception rooms (one of which could be converted into an office or an additional bedroom). A toilet and access to a cellar complete this level.

- First floor: A grand staircase leads to four large, bright double bedrooms. The current layout includes a peaceful master bedroom, a bedroom cleverly converted into a spacious dressing room with an elegant washbasin, and a charming, modern family bathroom.

- Top floor: A house-sized attic, with existing parquet flooring, offers immense potential for complete conversion (e.g., additional bedrooms, an office, or a studio).

Situated on a generous 6,800 m² plot, the house boasts a private rear garden, a true asset. Enjoy balmy summer evenings on the terrace, adorned with fairy lights and mature hydrangeas. The expansive lawn is ideal for families, with ample space for horse riding or a dedicated glamping/basement area.

This property offers incredible opportunities for rental income or business use, already benefiting from a peaceful and verdant setting within the Périgord-Limousin Regional Natural Park:

- Adjoining Barn/Workshop (approx. 100 m²): Connected to the main house, this bright, two-level space is perfectly suited for conversion into a magnificent kitchen/laundry room and a...

LOCAL TAXES

Taxe habitation:

EUR

NOTES