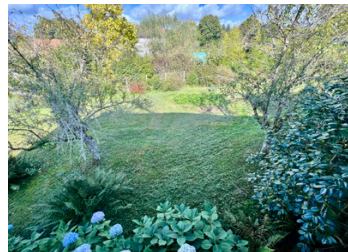


Spacious property with plenty of investment opportunity. Could be a shop, atelier as well as a family home



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	6
Bath:	1
Floor:	191.8 m2
Plot Size:	2007 m2

IN BRIEF

This property in Haute-Vienne, France, is a spacious two-storey house with a traditional pitched slate roof and a simple, clean façade. It features:

Four upper-floor windows with shutters and a continuous balcony railing
Large ground-floor windows, suggesting generous interior light, ideal for a shopfront or office use

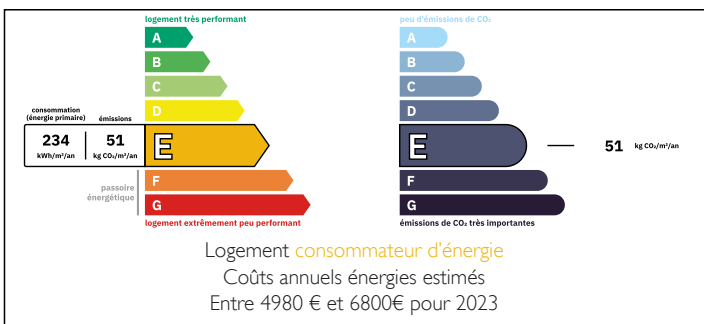
Attached large garage/workshop space with double doors and high ceiling clearance

Wide gravel courtyard offering ample parking

Quiet rural setting, surrounded by greenery and mature trees

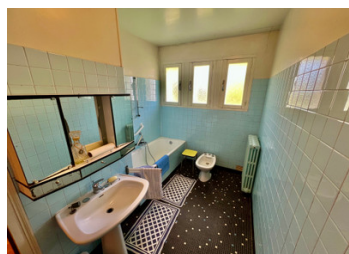
It offers potential for residential use, a business venture, or a mix of both. Some cosmetic updating may be needed.

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

This spacious property in Haute-Vienne offers excellent potential and versatility. It features:

Six generous bedrooms ideal for family living or a B&B project

Large workshop, storage areas, and garage with high access

Expansive garden to the rear, filled with mature fruit trees

Located close to the village of Saint-Mathieu, offering essential amenities: grocery store, pharmacy, restaurant, petrol station, and a popular bi-weekly summer night market

A great opportunity for those seeking space, convenience, and a rural lifestyle with local charm.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES