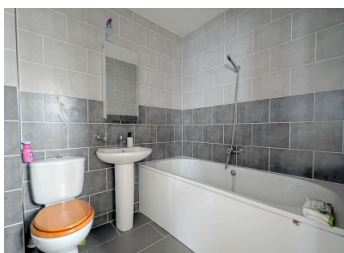


## Five bed house to finish on acre plot on the edge of a village



## INFORMATION

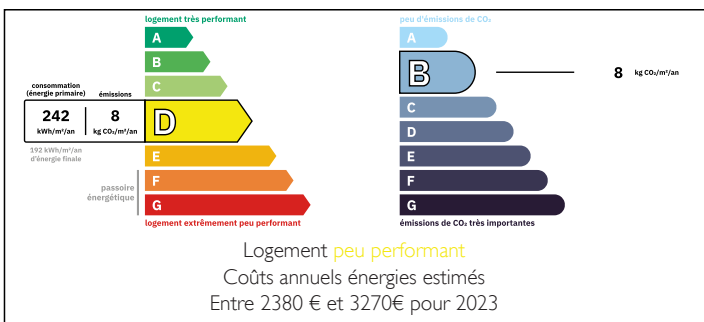
Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	152 m2
Plot Size:	4697 m2



## IN BRIEF

A spacious 5 bedroom, 3 bathroom property with balcony situated on a lovely plot of one acre within walking distance to amenities and close to leisure lakes. The village of Saint-Mathieu has most amenities, including primary and secondary schools, and hosts a fortnightly evening food market with music during the summer months.

## 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

A recently constructed home requiring finishing work to complete the project, yet immediately habitable.

The ground floor comprises a fitted kitchen (11.4m<sup>2</sup>) with utility room (4.8m<sup>2</sup>), a spacious lounge (28.3m<sup>2</sup>) with a log burner and patio doors opening onto the garden, a second sitting room or games room also with a log burner (17m<sup>2</sup>), a shower room (3m<sup>2</sup>), and an adjoining garage (20m<sup>2</sup>).

Upstairs, a central hallway (14m<sup>2</sup>) leads to five bedrooms, one of which benefits from an en-suite shower room (3.5m<sup>2</sup>). There is also a family bathroom (3.6m<sup>2</sup>). Four of the bedrooms have direct access to the balcony.

Bedroom 1 (19m<sup>2</sup>), (14m<sup>2</sup>), Bedroom 3 (13m<sup>2</sup>), Bedroom 4 (10m<sup>2</sup>), and Bedroom 5 (7.7m<sup>2</sup>).

The property is connected to mains drainage.

The nearby village of Saint-Mathieu offers a supermarket, petrol station, café, bar, bakery, and pharmacy. Leisure lakes are within easy driving distance, and Limoges Airport is approximately 44 km away.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES