

Beautiful countryside property, above ground pool with summer kitchen! A definite must see!

EXCLUSIVE



INFORMATION

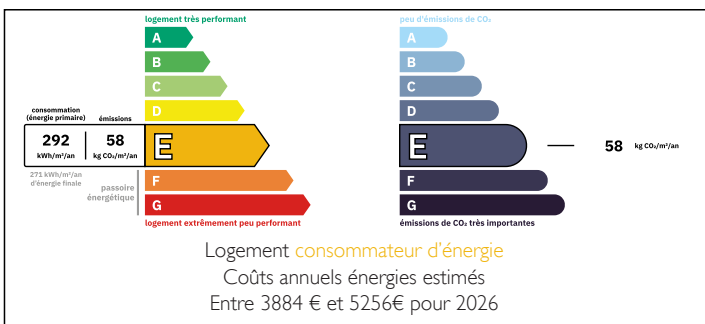
Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	140 m ²
Plot Size:	2400 m ²



IN BRIEF

Detached property with double glazing and oil-fired central heating, offering a spacious lounge/diner, separate kitchen, four bedrooms, one bathroom, and a converted attic. Outside features include an attached barn, terrace, summer kitchen, above-ground pool, wood store, parking for up to five cars, and a mature private garden that is not overlooked.

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

Detached character property set in a quiet area, offering privacy and a mature garden on a generous 2,400m² plot that is not overlooked. The property benefits from double glazing, wooden shutters, gated entrance, oil-fired central heating, a Linky smart meter, and an insulated loft with partially converted attic space.

The ground floor comprises a spacious 32m² lounge/diner with log burner, a separate 16m² kitchen, and an 11m² bathroom fitted with both bath and shower. There is also a large 34m² workshop and a separate 12m² boiler room.

Upstairs, the property offers four bedrooms measuring approximately 12m², 12m², 12m², and 13m², along with a substantial 25m² craft room.

Externally, the property features an attached 130m² barn, garage, 27m² wood store, terrace with pergola, vegetable plot, and polytunnel. The above-ground swimming pool (8m x 5m) and summer kitchen with BBQ make the outdoor space ideal for entertaining. Private parking is available for up to five vehicles.

The property is a 5 minute drive from the small town of Saint Mathieu, which has many amenities ,and a lake nearby for summer fun and walks.

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

LOCAL TAXES

Taxe foncière: **1019 EUR**

NOTES