

Traditional country cottage with delightful garden and two garages



INFORMATION

Town:	Saint-Mathieu
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	881 m2

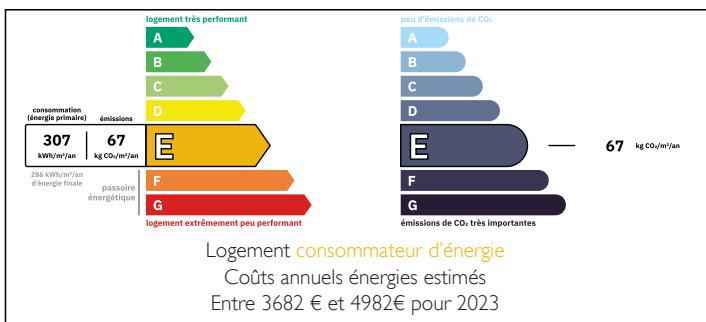
IN BRIEF

Located within the Parc Naturel Régional Périgord-Limousin, this charming traditional stone cottage enjoys a peaceful setting close to a public swimming lake and conveniently located between two villages offering a range of everyday amenities.

Full of authentic character, the cottage has retained many of its original features and is complemented by a beautifully established garden that provides a tranquil and inviting outdoor retreat.

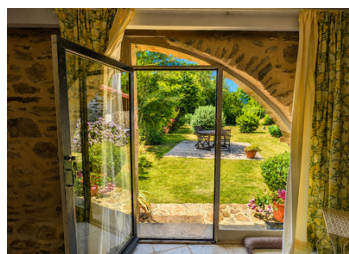


ENERGY - DPE



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

Private from the roadside, this enchanting stone cottage is hidden behind a lush, established garden filled with mature plants and shrubs, creating a true haven of peace. Typical of the local architecture, the property captures the charm of a bygone era while offering the comforts of modern living, including central heating, a pellet stove, triple glazing, and mains drainage.

At the heart of the home is a beautiful French country kitchen featuring a traditional cuisinière and a central dining table, perfect for relaxed family meals. The kitchen flows into a stunning double-height living room with exposed stone walls and oak beams. Above, a cosy mezzanine bedroom benefits from a Velux roof window fitted with an electric shutter.

The ground floor also includes a practical storage cupboard, a cloakroom, and a bathroom finished with handcrafted tiles.

Adjoining one side of the cottage is a garage, where a garden-facing bedroom has been created. On the opposite side, an independent barn also offers a bedroom opening directly onto the garden. Subject to the necessary planning permissions, these outbuildings offer exciting potential for further development.

Sold furnished and lovingly maintained throughout, this delightful property offers an idyllic slice of French country life, combining timeless character with everyday comfort.

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

NOTES