

House with Barn- for potential renovation, on outskirts of Medieval Town of Saint Yrieix La Perche

EXCLUSIVE



## INFORMATION

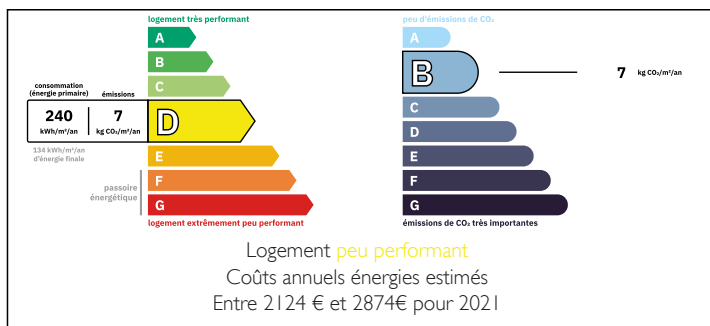
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	118 m2
Plot Size:	1924 m2

## IN BRIEF

Pretty house with 4 bedrooms with views over open countryside, just tucked away, but with great accessibility to main routes to the Medieval town of Saint Yrieix La Perche and Limoges. Great option for those that wish to be secluded but need proximity to amenities.



## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The house is accessed through a private gate. It is organised over 2 floors and you can go up the side steps or follow the drive around to the front of the property.

The front door leads into the kitchen(15m<sup>2</sup>) which has white wall and base units with double aspect windows leading to the open plan dining/ sitting room (28m<sup>2</sup>).

There are 2 sets of double doors to allow the splendid view of the country side. A terrace from the sitting room permits an elevated view. Stone fireplace with log burner.

On this floor there is the main bedroom(13.6m<sup>2</sup>) with shower room, walk in cupboard and double glass doors onto the balcony area which overlooks the rear of the property.

The main bathroom has 2 doors allowing access from the hall and the second bedroom(12.4m<sup>2</sup>).

Stairs from the right hand side as you enter the house lead down to the lower floor where there is an open plan lounge/kitchenette(14.2m<sup>2</sup>), again with double doors onto a patio area.

2 further bedrooms (11.4m<sup>2</sup> & 11.7m<sup>2</sup>), a w.c. and a shower room.

There is a door leading to a good sized garage.

The plot is 1924m<sup>2</sup> and also has an old barn which with the correct permissions and subsequent work could make an attractive gite.

There is also a small shed and seating area.

The property also benefits from solar panels which currently provide the owners with income each year. The radiators are electric.

The house would benefit from some upgrading but once complete this...