

Fantastic detached 5-bed house, sunny private gardens to front and rear, 10 mins from St-Yrieix-la-Perche.



## INFORMATION

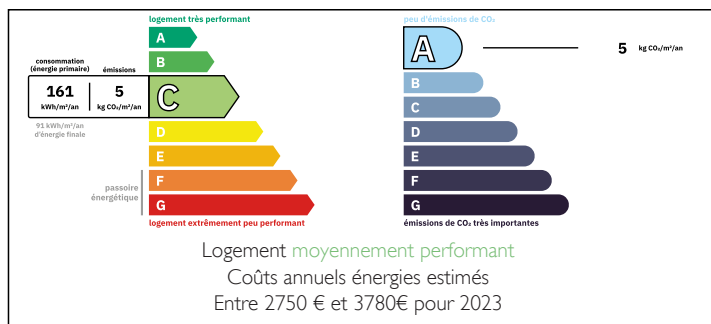
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	5
Bath:	3
Floor:	260 m2
Plot Size:	3954 m2

## IN BRIEF

This superb property sits in a small collection of houses just 10 mins from St-Yrieix-la-Perche. Used previously as a B&B, this option remains for those seeking an income as well as a beautiful home. The glazed entrance hall leads to a modern, country-style kitchen and adjoining dining room. Glass doors flood the rooms with light and open out to a patio. A corridor from the dining room accesses a generous utility and the expansive lounge beyond. Featuring a huge fireplace with a woodburning stove, glass doors open front and rearward to the garden at the back and to a luminous sunroom at the front of the house previously used as a dining room for B&B guests. Stairs lead from the lounge to a roomy landing used as an office, with doors to 2 lovely bedrooms, a family shower...



## 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.



## DESCRIPTION

This high quality home is full of generous living spaces, decorated to a high standard, and is ready to move into. Double glazing throughout the ground floor, a new fully-insulated roof, and heating via an air source heat pump give the property an attractive energy performance certificate of C. Fibre internet is available at the property. The property has two septic tanks, which both conform to current regulations.

### ENTRANCE HALL (6,8m x 1,4m = 9,8m<sup>2</sup>)

After arriving at the property along a long private drive, enter via this veranda-style entrance vestibule. Doors give access to the kitchen, the utility room and the sun room.

### KITCHEN (4,6m x 3,1m = 14,3m<sup>2</sup>)

Beautiful modern country decor sees sage floor cupboards contrasting with cream wall cupboards in a L-shape. Sleek worktops are finished with a smart tile splashback which extends behind the 5-ring gas hob. A generous island unit gives additional storage and workspace.

### DINING ROOM (3,1m x 4,6m = 14,5m<sup>2</sup>)

Beyond the island unit, the kitchen blends seamlessly into an ample dining room with cream floor cupboards which tie the decor in the two spaces together. Double glass doors give plenty of light and open out to a patio at the rear of the house. There is space for a table and eight chairs.

### LOUNGE (35,3m<sup>2</sup>)

As you enter the lounge, you cannot fail to be drawn to the huge feature fireplace with its wood burning stove. Rich red in the alcoves to either side of the chimney breast give the room a...

## LOCAL TAXES

Taxe foncière: 2390 EUR

Taxe habitation: EUR

## NOTES