

Charming 5 bedroom home & 2 bedroom gite with a lake in a countryside location. Ideal B & B opportunity.



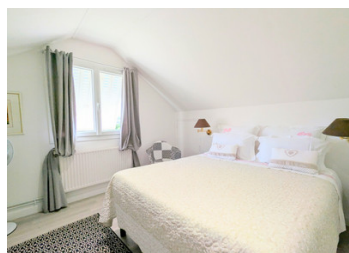
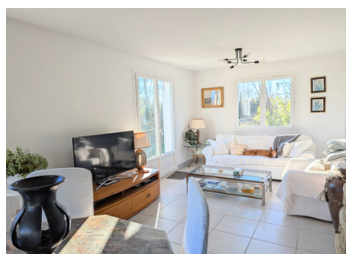
INFORMATION

Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	202 m2
Plot Size:	5942 m2

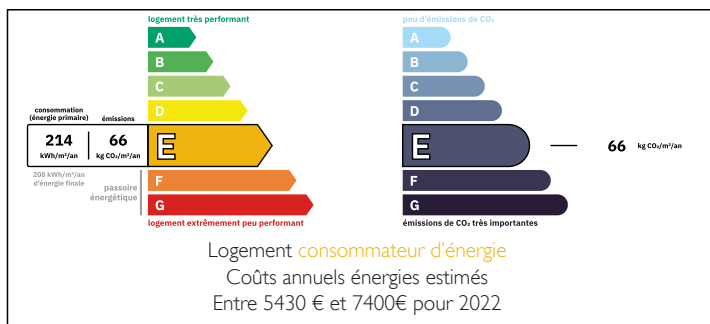
IN BRIEF

Situated on a generous 5,942m² plot on the peaceful outskirts of St. Yrieix la Perche, this beautifully decorated property offers a countryside haven brimming with charm and opportunity.

The main house features 5 thoughtfully designed bedrooms, including three ensuite rooms, and a convenient ground-floor bedroom and bathroom. The centerpiece of the home is a bright, open-plan living and dining room (25m²), which seamlessly flows into a modern kitchen (11.3m²). This inviting space opens onto a balcony with spectacular views of the landscaped gardens and a tranquil 800m² lake, home to some carp.



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

The ground floor bedroom (14.8m²) is complemented by a well-appointed bathroom (6.7m²), ideal for guests or family members requiring easy access.

On the first floor, the first ensuite bedroom (16.7m²) includes its own private bathroom (5.1m²). The second ensuite bedroom (16.8m²) is paired with a bathroom (4.5m²).

Third ensuite bedroom (15m²) enjoys a spacious bathroom (6.7m²). and is on the basement level of the house which has direct access via patio doors to a seating area and the gardens.

An additional separate bedroom on the 1st floor (10m²) provides flexibility for personal use or guests or as an office.

An attached two-bedroom home offers a perfect setup for a gîte, ideal for generating rental income or hosting extended family and friends.

Practical features include double-glazed windows throughout, a recently installed microstation septic tank, and an efficient oil central heating system, ensuring comfort year-round.

Nestled in a serene countryside location yet conveniently close to the amenities of the popular town of St Yrieix la Perche, this stunning property offers a harmonious blend of natural beauty, modern amenities, and boundless potential. Whether continuing as a bed & breakfast or simply enjoyed as a personal retreat, it promises an exceptional lifestyle experience.

For further details please contact the agents.

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

LOCAL TAXES

Taxe foncière: 1903 EUR

Taxe habitation: EUR

NOTES