

Grand Maison Bourgeoise in the heart of St Yrieix la Perche with a barn, courtyard and a garden.

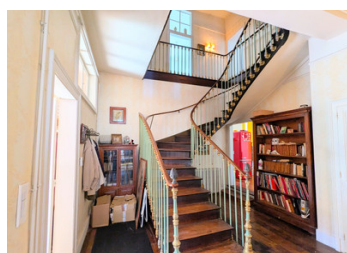
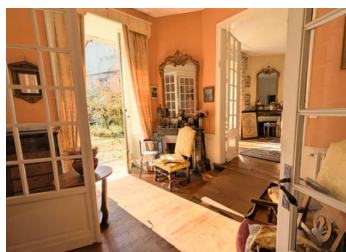


INFORMATION

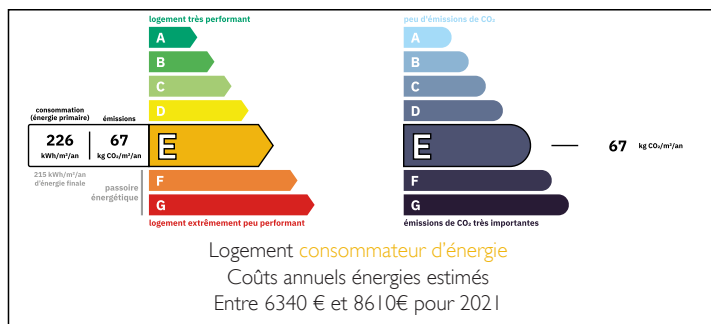
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	364 m2
Plot Size:	1055 m2

IN BRIEF

Built in the 1800s, this 6 bedroom house retains its timeless appeal with spacious, sunshine-filled rooms and beautiful wood flooring throughout. Outside, the property includes a 2-floor barn, courtyards surrounding the house, and a raised garden, providing plenty of outdoor space. The location is excellent, with all amenities and commerces within walking distance.



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.



LOCAL TAXES

Taxe foncière:	3000 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The 26m² living room is complemented by a 10.5m² separate reading area, both with patio doors leading out to a private terrace, perfect for enjoying the outdoors. The 19.7m² dining room features wood flooring, doors to the patio, and a marble fireplace, creating a welcoming atmosphere. The kitchen retains many original features of the house, adding character and charm.

On the ground floor, you'll also find a second salon (28m²) with doors leading to the rear terrace, as well as a bedroom, office, shower room, and WC. The property has two front doors, offering the potential to divide the space for a smaller habitation or to be used as a commercial venture.

Upstairs, a beautiful staircase leads to 5 well-sized bedrooms, 2 of which have their own en-suite bathrooms. A family bathroom serves the remaining bedrooms. All bedrooms are generously sized, with high ceilings, adding to the sense of space.

This house is a real gem, located in the Haute-Vienne department of the Limousin, on the border with the Dordogne. For more information and photos, please contact the agent.

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