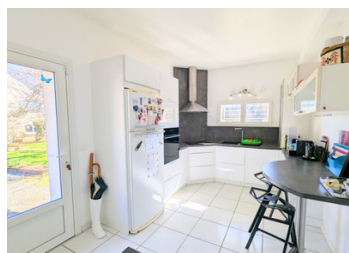


Stone Cottage with Gîte, Pool, Barn & 2ha Land near St Yrieix la Perche, France



INFORMATION

Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	19520 m2

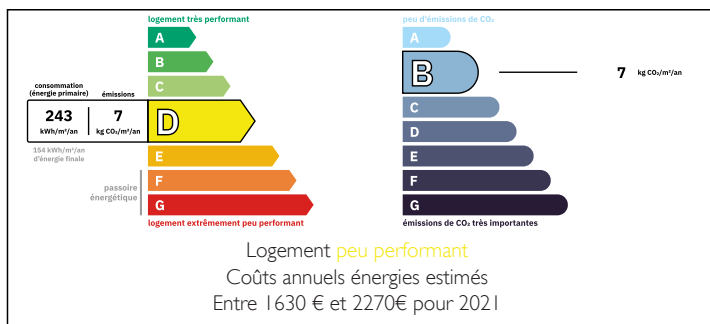


IN BRIEF

Nestled in the tranquil countryside near St Yrieix la Perche, this beautifully restored stone cottage offers an enviable lifestyle in the heart of southwest France's Haute-Vienne. With its own separate gîte, in-ground swimming pool, traditional barn, and almost 2 hectares (approx. 5 acres) of land, the property is perfectly suited as a family home, holiday let, or small equestrian estate.

Set on 1.95 hectares with open views, the property features landscaped gardens, an orchard, and around 1.5 hectares of usable pastureland — ideal for horses, grazing, or hobby farming. The 5x10m in-ground swimming pool with surrounding terrace is a highlight for relaxing and entertaining in summer.

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

Main House

The ground floor welcomes you into a spacious 26.2m² living room with original stone flooring and a cosy insert wood burner. This flows into a 16m² dining area with sliding patio doors to the covered terrace, offering picturesque views over the pool and gardens. The 13.5m² kitchen is fully equipped, while the stylish 8m² bathroom includes a double sink, bath, and shower. A separate WC and a convenient shower area in the pool machinery room complete this level.

Upstairs, a large landing provides flexible use as an office or reading space. Two light-filled bedrooms (10m² and 11.5m²) and an additional WC with hand basin add to the comfort. Electric radiators throughout, reversible air conditioning upstairs, and the wood burner ensure year-round warmth. A wine cellar sits beneath the house.

Gîte / Second Barn Conversion

A second barn has been partially converted into a charming small house, perfect for guests or rental income. The ground floor includes an entrance and utility room, while upstairs offers a living area, bedroom with shower room, separate WC, and a mezzanine that could serve as a second bedroom.

Outbuildings & Grounds

The main barn (approx. 170m²) retains its traditional slate roof and offers excellent potential for storage or future development. The orchard includes plum, apple, and pear trees, and the gardens are supplied by a private well. Pastureland leads to a stream, offering great possibilities for equestrian use.

This property delivers the perfect mix of rustic charm, modern amenities, and income potential — just...