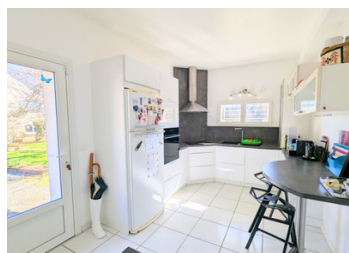


Characterful Stone Cottage with a gite and in ground pool and barn and 2ha of land near St Yrieix la Perche.



## INFORMATION

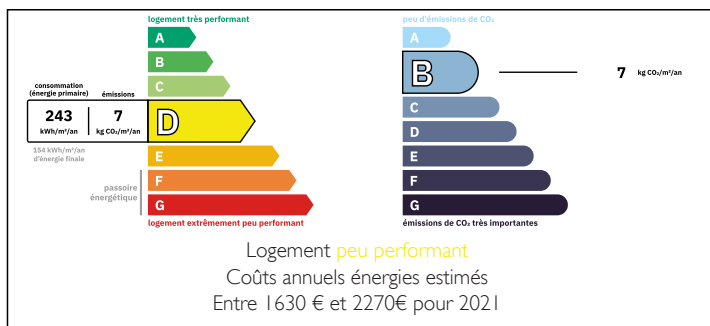
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	19520 m2



## IN BRIEF

Located in a serene setting on the outskirts of St Yrieix la Perche, this delightful stone cottage offers a tranquil escape with plenty of space. Set on 1.95 hectares of land, beautiful views and a lovely covered terrace, the property features a beautiful 5x10 meter in-ground pool, perfect for relaxation or entertaining. Approx 1.5ha of land included which could be used for horses or grazing.

## 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

### Ground Floor:

Upon entering, you are greeted by a spacious open living room (26.2m<sup>2</sup>) featuring a distinctive stone floor and a cozy insert wood burner, creating a warm and inviting atmosphere. The living room flows effortlessly into the dining area (16m<sup>2</sup>), with sliding patio doors that open onto a covered terrace, offering stunning views of the pool and the beautifully landscaped gardens—perfect for outdoor dining or simply enjoying the peaceful surroundings. The kitchen (13.5m<sup>2</sup>) is well-equipped with an electric oven and hob, providing everything needed for meal preparation. The ground floor also includes a well-designed bathroom (8m<sup>2</sup>) with a double sink, bath, and shower, offering both style and practicality. Additionally, there is a separate WC, along with a shower area in the pool machinery part of the house.

### First Floor:

Upstairs, the large landing area offers versatile space, ideal for use as a living area, office, or reading nook. The first floor also includes two bright bedrooms (10m<sup>2</sup> and 11.5m<sup>2</sup>). Additionally, there is a convenient WC with a hand basin, adding extra functionality to this level.

### Additional Features:

The house benefits from electric radiators throughout plus reversible air con on the first floor, in addition to the warm ambiance created by the insert wood burner in the living room. For wine lovers, a lovely wine cellar is located beneath the house, providing the perfect space to store your collection. The property is also equipped with a septic tank.

### Barns and Outbuildings:

The property includes a main barn, approx 170m<sup>2</sup>, ...

## LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

## NOTES