

Exceptional Newly Renovated Lakefront 5 Bedroom Home with Sweeping Balcony Views

EXCLUSIVE



INFORMATION

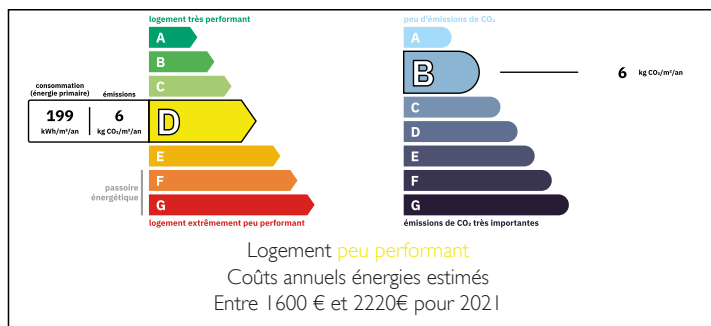
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	18585 m2

IN BRIEF

A truly stunning lakefront retreat in St Yrieix la Perche, Haute Vienne. Renovated 5-bedroom home, geothermal heating, solar panels, and a covered summer kitchen & terrace. Perfect for families, entertaining, or tranquil country living. On the peaceful outskirts of St Yrieix la Perche, Haute Vienne, this charming home sits on 1.85 hectares of beautifully landscaped grounds. At the heart of the property lies a 5,000m² lake, brimming with carp, sander, perch, and roach, with a long-term pisciculture licence, and a delightful pond complete with a quaint wooden bridge



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: 1234 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house combines space, light, and character. On the ground floor, a 25m² kitchen with sleek white units flows seamlessly into a warm and inviting dining and living area with wood floors and a cozy wood burner. Two bedrooms, including one with lake-view terrace access, plus a flexible room used as a dressing area, complete this level. Patio doors open onto the front wood terrace and a covered side terrace featuring a summer kitchen and pizza oven—an entertainer's dream.

The first floor is a showstopper. Three sun-filled bedrooms (12m², 12.5m², and 10m²) all open onto a sweeping balcony, offering panoramic vistas of the shimmering lake. Two bedrooms feature reversible air-conditioning, while a small office or bedroom (7m²) provides a quiet workspace or creative nook. A spacious 25m² landing area doubles as a light-filled lounge, ideal for reading or playing. A contemporary bathroom with walk-in shower completes this level.

Outdoors, the home continues to impress with new fencing, a profusion of fruit and olive trees, a wood terrace, and a charming garden cabin. Additional spaces include a 22m² attached summer kitchen or prep room, a rear utility area, workshop, and storage rooms. Comfort is assured year-round with geothermal heating from the lake, solar panels, and reversible air-conditioning in most rooms.

This Haute Vienne lakefront property is a rare find, combining luxury, sustainability, and timeless country charm. Whether enjoying lakeside tranquility, hosting memorable gatherings, or savoring the pleasures of French country life, this home offers a lifestyle few...