

Ref: A39579AMC87 Price: 598 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (575 000 EUR without fees)

#### Farm with 3-Bed House, 2-Bed Gîte, Barn & 12.9ha in Quiet Hamlet near St Yrieix la Perche











## INFORMATION

Town: Saint-Yrieix-la-Perche

Department: Haute-Vienne

Bed: 5

Bath: 4

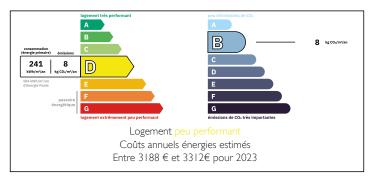
Floor: 180 m2

Plot Size: 129591 m2

#### IN BRIEF

Set in a peaceful hamlet in Glandon, near St Yrieix la Perche, this unique farm property offers 12.9 hectares of land, ideal for horses. The main three-bedroom farmhouse blends rustic charm with modern comfort, while the attached two-bedroom gîte provides excellent rental potential. With barns, a piggery, and a partly built house, this is a rare opportunity for countryside living and investment.

## **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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





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#### LOCAL TAXES

Taxe habitation:

**EUR** 

# NOTES

## DESCRIPTION

Tucked away in its own private courtyard in a quiet hamlet with no passing traffic, this charming farm is perfect for those seeking space, tranquillity, and income potential.

The main farmhouse features a welcoming family kitchen with a feature fireplace and wood burner, ideal for gatherings. Patio doors open to the rear garden, filling the home with natural light. The ground floor includes a spacious en-suite bedroom with bath, sink, and WC. Upstairs, you'll find two further bedrooms, each with its own private bathroom, making the layout practical for families or guests.

Attached to the main house is a self-contained gîte, currently operating as a holiday rental. It offers a large kitchen, two ground-floor bedrooms, bathroom, and WC, with a convenient connecting door to the main house if desired. Both the house and gîte benefit from cellars, providing extra storage.

Outbuildings include a substantial two-level barn, a former piggery, and a partly built house with exciting potential for further development. The 12.9 hectares of land are particularly suited for horses or other livestock, offering space and versatility.

With its peaceful location near the popular town of St Yrieix la Perche, this property combines rural charm with investment opportunities — ideal as a family home, equestrian property, or holiday rental business.

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