

Stunning Converted Barn in St Yrieix la Perche with Countryside Views & 2.7ha Land. Private, quiet location.



## INFORMATION

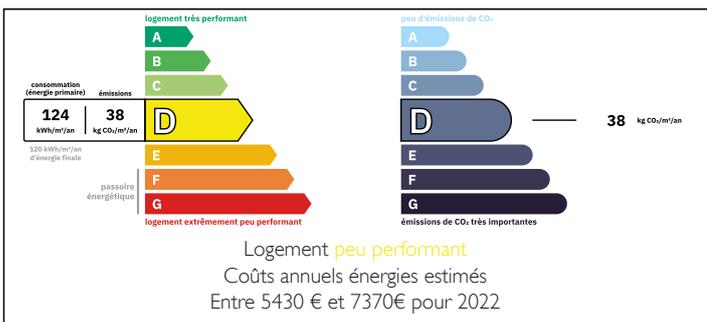
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	347 m2
Plot Size:	27000 m2



## IN BRIEF

Discover this extraordinary stone barn conversion just 5 minutes from St Yrieix la Perche. With breathtaking unspoiled countryside views, multiple living areas, and charming outbuildings, it's a perfect blend of character, space, and privacy. The property offers 2.7 hectares of land including a pond, a small wood, terraces, and elegant alfresco dining areas.

## 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

Situated with no close neighbours and just 5 minutes from the town centre, the property combines privacy with convenience.

The centerpiece is a vast open-plan living, dining, and kitchen area over 80m<sup>2</sup>, featuring exposed beams, stone walls, and tiled floors throughout. Light floods in through huge double patio doors, opening onto terraces with stunning views. A sweeping wooden staircase leads to a 50m<sup>2</sup> mezzanine lounge and an upper mezzanine office of 42m<sup>2</sup>, creating flexible living and working spaces. Below the mezzanine, a dedicated bar area with a cave provides the perfect entertaining hub.

The ground floor also features a 17.5m<sup>2</sup> bedroom with side garden access, a shower room, and an additional 30m<sup>2</sup> living room with an open fireplace and patio doors to the terrace. Upstairs, two bedrooms (28m<sup>2</sup> & 14m<sup>2</sup>) share a stylish bathroom with a corner jacuzzi bath, double sinks, WC, and exposed beams.

Heating is via a fuel underfloor heating system in the living areas and radiators in the first floor bedrooms

Outside, the property extends over 2.7 hectares of land, with a small pond sourced from a spring, a double-basin water feature with a charming wood bridge, and several terraces ideal for alfresco dining. Outbuildings include a barn with a first floor (perfect for a workshop or storage), a remarkable tower, two smaller outbuildings including a former bread oven, and a hangar. Every element combines to create a rare, fully-realized country retreat.

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Information about risks to which this property is exposed is available on the Géorisques...

## LOCAL TAXES

Taxe foncière:	2635 EUR
Taxe habitation:	EUR

## NOTES