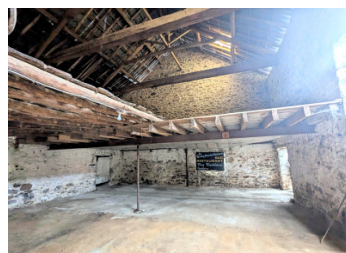


Former Auberge & Bar with Barn, Pond & Business Potential near St Yrieix-la-Perche



INFORMATION

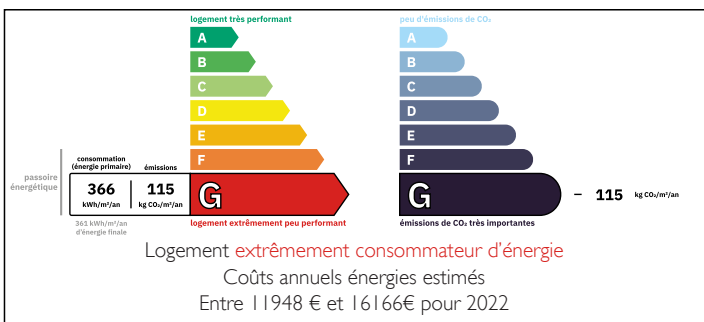
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	5
Bath:	5
Floor:	150 m ²
Plot Size:	4115 m ²



IN BRIEF

A former auberge and bar offering exceptional renovation and business potential in the countryside near St Yrieix-la-Perche. With multiple guest rooms, generous reception spaces, outbuildings, and over 4,000m² of land, this property is ideal for a hospitality project or a substantial family home. A rare opportunity to revive a character property in a peaceful rural setting.

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

On the ground floor, a large dining/function room of 49m² features a wood-burning fireplace and doors opening onto the front terrace, creating an inviting space for entertaining or events. Adjoining this room is a shower room/utility area and a separate WC. The bar area (40.8m²) has tiled flooring, its own entrance from the terrace, and an adjoining storage room. Additional rooms include a living room with wood flooring, a kitchen with open fireplace, and a former professional kitchen with access to the rear of the property.

The first floor offers five bedrooms, each with a water point already in place, allowing for the easy creation of en-suite bathrooms. A WC and washroom are located on the landing. On the second floor, there is a further bedroom, an additional room ideal for owner's accommodation, and attic space.

Outside, the 4,115m² plot enjoys open countryside views and includes a small pond. Attached to the main building is a large barn of 117m² providing excellent storage or development potential, along with an old piggery.

With its generous layout, outbuildings, and rural setting, this property offers huge potential to create a restaurant, bar, boutique hotel, or an impressive family home.

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

LOCAL TAXES

Taxe foncière: 1971 EUR

Taxe habitation: EUR

NOTES