

Pretty stone cottage set in a quiet hamlet close to St Yrieix la Perche. Full of charm and character.

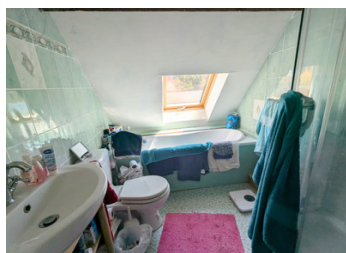


INFORMATION

Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	1523 m2

IN BRIEF

Large open plan living area on the ground floor with a kitchen and wood burning fire plus a bathroom on the 1st floor and 2 bedrooms. This would make a lovely holiday home or gite rental. The town of St Yrieix la Perche is a vibrant town with all amenities and a hospital and close to the border with the Dordogne.



ENERGY - DPE

DPE not required.

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 habitation: EUR

NOTES

DESCRIPTION

The front door to the cottage opens in to the large open plan living - dining - kitchen area at over 50m². With exposed beams and stone feature walls. A wood burning stove is the heating system for the house.

On the first floor the attic has been renovated to create a bathroom with a shower cubicle, bath, sink & WC and a heated towel rail.

2 bedrooms (to be finished) have been created either side of the bathroom with velux windows.

The house sits on a cellar which has the electric water heater.

Attached to the house is a workshop/ area for storage.

The house is double glazed throughout except for the front door.

Septic tank.

The garden is to the front of the house and offers a nice area for dining with some lovely roses and a pear tree. There is a small parcel of land on the opposite side of the road which is 1043m². Total plot size 1523m² for the whole property.

Lots of potential at this pretty cottage.

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