

Charming 5 bedroom home & 2 bedroom gite with a lake in a countryside location. Ideal B & B opportunity.



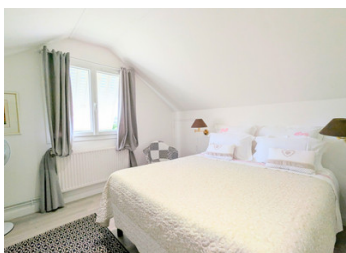
INFORMATION

Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	202 m2
Plot Size:	5942 m2

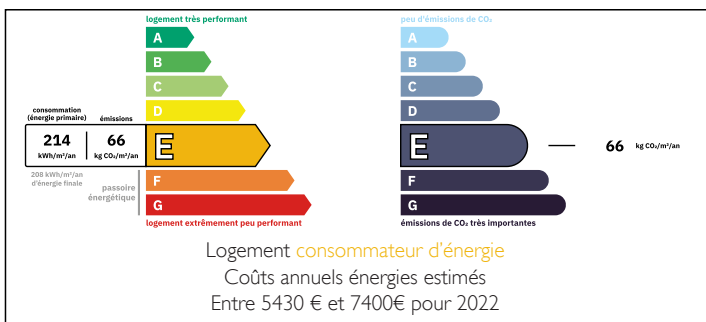
IN BRIEF

Situated on a generous 5,942m² plot on the peaceful outskirts of St. Yrieix la Perche, this beautifully decorated property offers a countryside haven brimming with charm and opportunity.

The main house features 5 thoughtfully designed bedrooms, including three ensuite rooms, and a convenient ground-floor bedroom and bathroom. The centerpiece of the home is a bright, open-plan living and dining room (25m²), which seamlessly flows into a modern kitchen (11.3m²). This inviting space opens onto a balcony with spectacular views of the landscaped gardens and a tranquil 800m² lake, home to some carp.

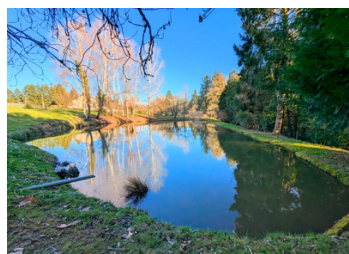


ENERGY - DPE



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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

The ground floor bedroom (14.8m²) is complemented by a well-appointed bathroom (6.7m²), ideal for guests or family members requiring easy access.

On the first floor, the first ensuite bedroom (16.7m²) includes its own private bathroom (5.1m²). The second ensuite bedroom (16.8m²) is paired with a bathroom (4.5m²).

Third ensuite bedroom (15m²) enjoys a spacious bathroom (6.7m²). and is on the basement level of the house which has direct access via patio doors to a seating area and the gardens.

An additional separate bedroom on the 1st floor (10m²) provides flexibility for personal use or guests or as an office.

An attached two-bedroom home offers a perfect setup for a gîte, ideal for generating rental income or hosting extended family and friends.

Practical features include double-glazed windows throughout, a recently installed microstation septic tank, and an efficient oil central heating system, ensuring comfort year-round.

Nestled in a serene countryside location yet conveniently close to the amenities of the popular town of St Yrieix la Perche, this stunning property offers a harmonious blend of natural beauty, modern amenities, and boundless potential. Whether continuing as a bed & breakfast or simply enjoyed as a personal retreat, it promises an exceptional lifestyle experience.

For further details please contact the agents.

LOCAL TAXES

Taxe foncière: 1903 EUR

NOTES