

Beautifully renovated family home in a quiet village with barn and garden.



INFORMATION

Town:	Saint-Yrieix-sous-Aixe
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	440 m2

IN BRIEF

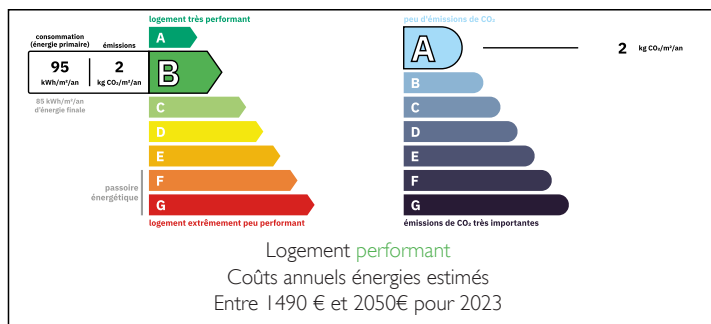
Beautiful family home on a quiet road in a quaint village, well known for its annual 'Rose' festival.

This well-renovated, charming property—with its 5 bedrooms, 2 bathrooms, and 3 toilets spread over three floors—is bound to wow you. It scores well on the energy performance chart thanks to its automatic wood pellet central heating—no need to carry heavy bags. The additional wood burner in the lounge adds both authenticity and the cozy charm of a real fire for those winter evenings.

The property features double glazing throughout, spacious and tastefully decorated rooms, a fully fitted kitchen, a practical utility room, a handy cellar, a barn, a thermodynamic hot water heater, and an evacuation pipe for an air-conditioning system on the second floor. Practical living at its finest.

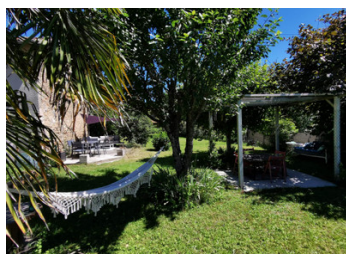
Plus, the house offers unobstructed views over the

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.



LOCAL TAXES

Taxe foncière:	739 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Overall house size = roughly 220 m²

On the ground floor:

Entrance hall with coat and shoe cupboard (4.3 m²)
Lounge with staircase leading to first floor (36.6 m²)
Dining room open to fully fitted kitchen (35.9 m²)
Utility room + toilet and access to cellar (4.8 m²)

First floor :

Spacious landing (19 m²) can be used as an office or extra room if closed off
3 bedrooms (12.4, 17.25 + 9.45 m²)
Bathroom with toilet (7.16 m²)

Second floor:

Landing (13.3 m²)
2 very large bedrooms, one of which is ensuite (26 + 23 m²)
Dressing room on landing (3.1 m²)
Bathroom with toilet (11.3 m²)

Outside:

Barn (48.7 m²)
Garden and off-street parking (285 m²)
Total plot size roughly 440 m².

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