



## BEAUTIFUL 3-BEDROOM HOUSE WITH GITES TO RENT AND A FABULOUS YOGA STUDIO, SWIMMING POOL AND STUNNING VIEWS

www.leggettprestige.com

BEAUTIFUL 3-BEDROOM  
HOUSE WITH GITES TO  
RENT AND A FABULOUS  
YOGA STUDIO,  
SWIMMING POOL AND  
STUNNING ...



PROPERTY FACT FILE	
REFERENCE	A32003LNH87
PRICE	€ 579,000 £ 479,180* <small>*agency fees included: 5 % TTC to be paid by the buyer (551 429 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	390 m <sup>2</sup>
LAND	6785 m <sup>2</sup>
TOWN	Saint-Yrieix-la-Perche
DEPARTMENT	Haute_Vienne
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- 
- 
- 
- 
- 

BEAUTIFUL 3-BEDROOM HOUSE WITH GITES TO RENT AND A FABULOUS YOGA STUDIO, SWIMMING POOL AND STUNNING ...

Ref : A32003LNH87

Set in a quiet hamlet 10 mins from St-Yrieix-La-Perche, this stunning property has a spacious 3-bed home, 2 gites, and a fantastic yoga studio.

House - enter into a huge, open-plan kitchen-diner with a large kitchen island dividing the space. A stone fireplace with chimney

## DESCRIPTIF

This fantastic property is advertised with all gite furniture, equipment and linen included in the price, making it the perfect turnkey option for those seeking to start an accommodation enterprise.

### HOUSE

#### KITCHEN DINER (7,8m x 6,3m = 48,5m<sup>2</sup>)

One enters the house into this large, beautifully renovated space. High beamed ceilings and original stonework walls are complemented by the recently installed modern kitchen with island units. A large inglenook fireplace and stone chimney breast create a focal point for the room. Double glazed doors and windows flood the room with light. Doors on the right lead to a WC and a laundry. A door on the left leads to the lounge. A crafted wooden staircase accesses the first floor.

#### WC (2,1m x 1,8m = 3,8m<sup>2</sup>)

A combined toilet and sink vanity unit makes maximum use of the space. Modern wardrobes provide storage for outdoor clothing.

#### LAUNDRY (2,2m x 1,9m = 4,1m<sup>2</sup>)

This dedicated space keeps laundry chores out of sight from the main living area of the house.

#### LOUNGE (6,1m x 4,8m = 29m<sup>2</sup>)

Accessed from the kitchen-diner, the spacious lounge has plenty of room for large comfortable sofas. Clean white walls and wooden floors are well complemented by lots of original stonework. A stone fireplace houses a wood pellet stove for cosy evenings.

#### MAIN BEDROOM (5,4m x 3,6m = 19,5m<sup>2</sup>)

This generous bedroom has more space than suggested with room for furniture under sloping ceilings. An elegant free-standing bath is mounted on a plinth in the corner of the room.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32003LNH87>

COMPLETE FILE AND PHOTO ON REQUEST

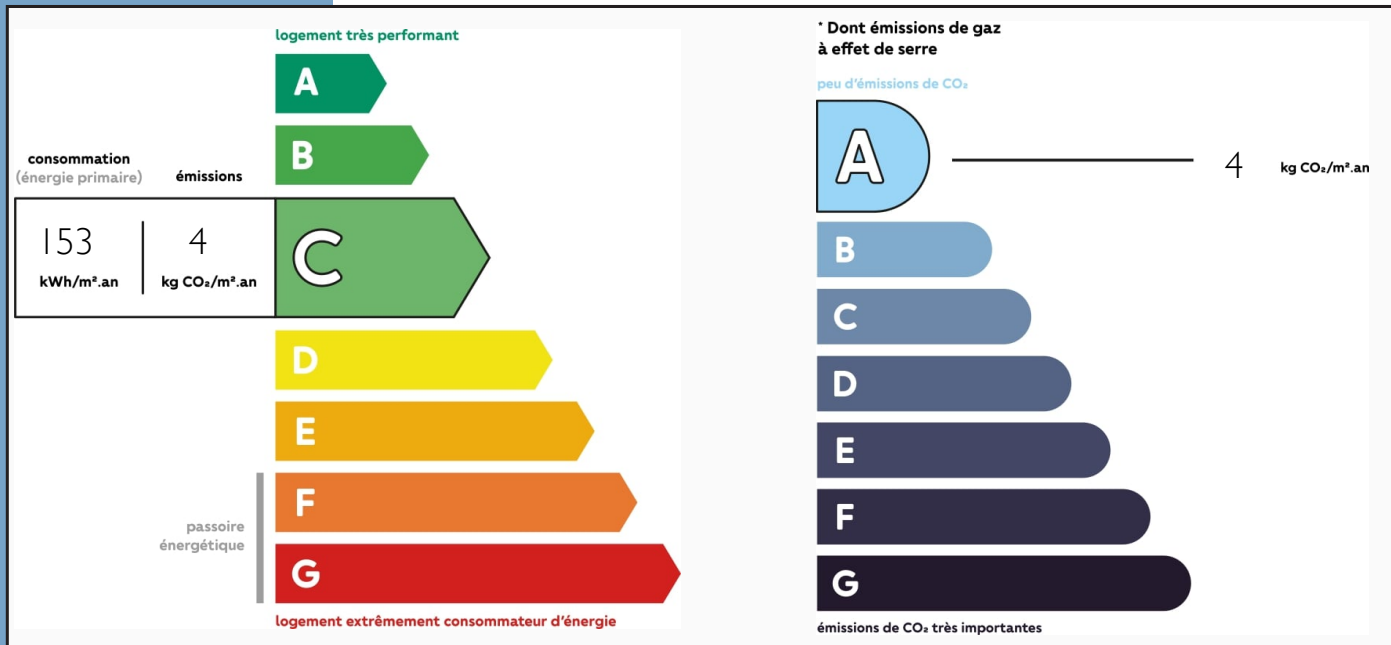


BEAUTIFUL 3-BEDROOM HOUSE WITH GITES TO RENT AND A FABULOUS YOGA STUDIO, SWIMMING POOL AND STUNNING ...

Ref : A32003LNH87

## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A32003LNH87  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)