



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

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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 £ 489,562* <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>	



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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



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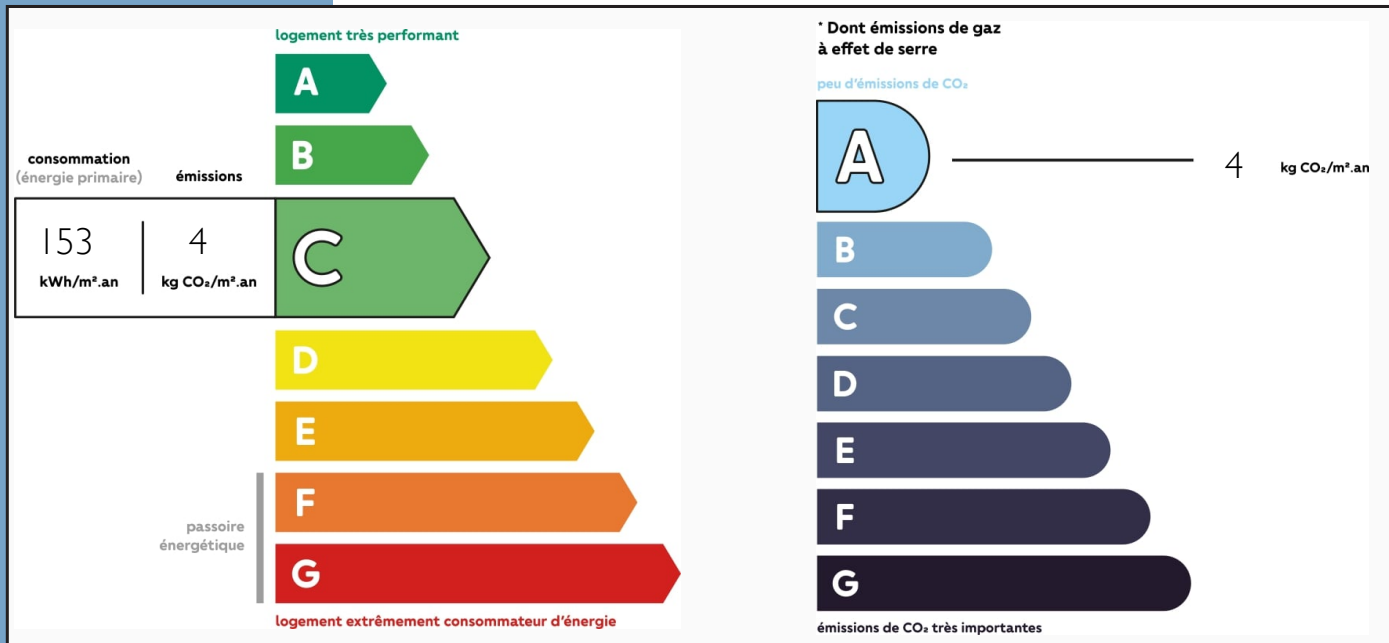
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## ENERGIE-DPE

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



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## CONTACT

Réf : A32003LNH87  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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