

Successful boutique Bed & Breakfast with extra owner's accommodation in the heart of St Yrieix la Perche.



## INFORMATION

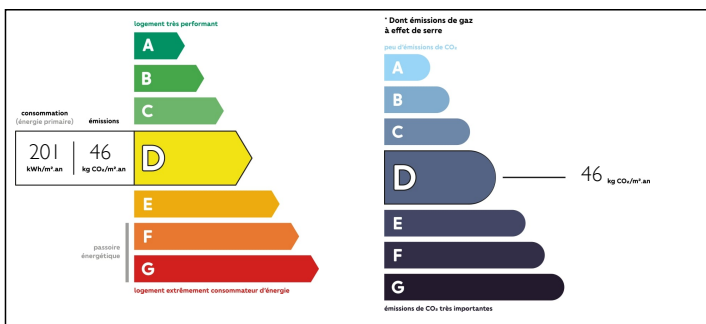
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	7
Bath:	7
Floor:	400 m2
Plot Size:	570 m2

## IN BRIEF

Renovated to a high standard while still maintaining its original character from 1839, it offers a blend of historical charm and modern luxury. The inclusion of 6 ensuite bedrooms (5 of which are used as Chambre d'hôtes rooms) ensures comfort and privacy for guests, while the large owner's apartment provides additional space and convenience. The elegant rooms and courtyard garden further enhance the appeal, providing both indoor and outdoor living spaces for relaxation and entertainment. Additionally, being situated in the heart of a popular town adds to the property's desirability, offering easy access to amenities, shops, and local attractions. Overall, this property is a dream home for those seeking a combination of historic ambiance, modern comforts, and a convenient location within a vibrant community.

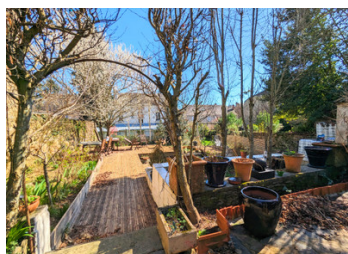


## ENERGY - DPE



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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 entrance hallway welcomes you into this home with a sense of warmth and style. With beautiful tiled floors that lead into the central corridor of the ground floor.

The living room (28.7m<sup>2</sup>) boasts wood flooring, large windows, and a wood-burning fire, seamlessly opening onto the dining area (29.6m<sup>2</sup>) with original wood floors and access to the courtyard through a patio door. Additionally, there's a charming summer living room (12.4m<sup>2</sup>) with triple aspect windows overlooking the garden.

The kitchen (14.3m<sup>2</sup>) features new units and offers direct access to the garden terrace, complemented by a pantry and access to the garage (26.2m<sup>2</sup>), equipped with a utility area, sink, Viessman oil boiler, and ample space for two cars, with an additional private parking space in front.

Moving to the first floor, three elegant and spacious chambre d'hotes rooms (24.7m<sup>2</sup>, 27.8m<sup>2</sup>, & 18.4m<sup>2</sup>) each boast luxurious en suite bathrooms, beautiful wood flooring, and abundant natural light. The second floor houses three more bedrooms (18.4m<sup>2</sup>, 16.1m<sup>2</sup>, & 24.8m<sup>2</sup>), each with its own bathroom and tasteful decor, all benefiting from new double-glazed windows.

The third floor has been transformed into an owner's apartment, featuring a large living space with an open bedroom area and office (51m<sup>2</sup>), enhanced by Velux windows and exposed beams. Additionally, two children's bedrooms and a bathroom (11.3m<sup>2</sup>) with a bath and double basin & WC complete this floor, offering ample privacy and comfort.

The property also includes a double vaulted cave and benefits from mains drainage. Outside, the courtyard garden...

## LOCAL TAXES

**Taxe foncière: 2004 EUR**

## NOTES