LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39579AMC87 Price: 499 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (477 000 EUR without fees)

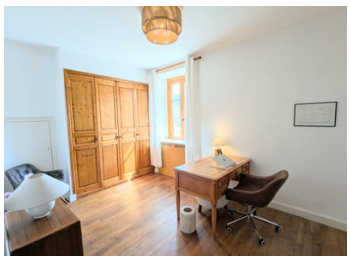
Farmhouse with Gîte, Barn & 12.9ha Land near Saint-Yrieix-la-Perche – Equestrian Potential















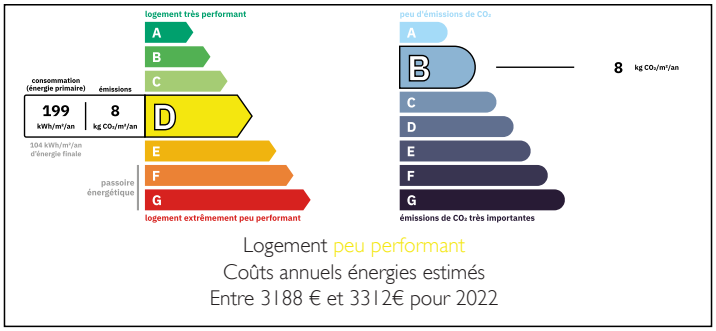
INFORMATION

Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	180 m2
Plot Size:	129591 m2

IN BRIEF

Set in a peaceful hamlet near Saint-Yrieix-la-Perche, this charming farmhouse offers 12.9 hectares of adjoining land, a self-contained gîte, and extensive outbuildings. Ideal for equestrian use, a lifestyle change, or rental income, the property combines privacy, character, and exceptional potential. A rare opportunity to own a versatile countryside property in a sought-after rural location.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3188 € et 3312€ pour 2022

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.

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NOTES

DESCRIPTION

Located in a quiet hamlet in the commune of Glandon, this attractive farm property offers a superb combination of character, land, and flexibility. Arranged around a private courtyard with no passing traffic, the setting provides peace, privacy, and space, while remaining close to the popular market town of Saint-Yrieix-la-Perche with its full range of shops, restaurants, and amenities.

The main farmhouse offers three comfortable bedrooms and retains many charming original features. The welcoming family kitchen forms the heart of the home, complete with a feature fireplace and wood burner, creating a warm and inviting atmosphere. Patio doors open directly onto the garden, allowing natural light to fill the living space and providing easy access to outdoor areas.

The ground floor includes a spacious en-suite bedroom with bath, washbasin, and WC, offering practical single-level living if required. Upstairs, two further generous bedrooms each benefit from their own private bathroom, ensuring comfort and privacy for family members or guests. Cellars beneath the house provide useful storage space.

Attached to the farmhouse is a fully independent two-bedroom gîte, currently operating as a successful holiday rental. The gîte includes a large kitchen, two ground-floor bedrooms, bathroom, and separate WC. It also benefits from its own access, while a connecting door to the main house allows flexibility depending on use. This provides excellent potential for immediate rental income, guest accommodation, or multi generational living.

The property also includes a substantial two-level barn, a former piggery, and a partly built house offering significant potential...