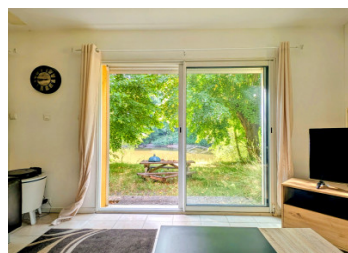
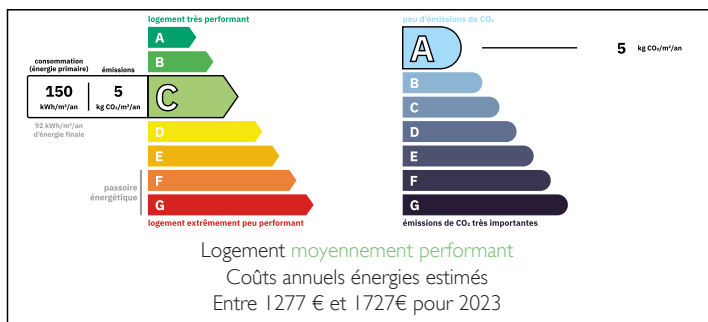


Three bedroom house with two lakes

EXCLUSIVE



ENERGY - DPE



INFORMATION

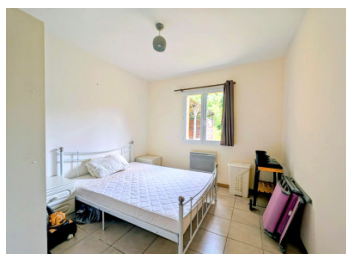
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	21210 m2

IN BRIEF

A rare opportunity to acquire a three-bedroom home, built in 2009, set in woodland with two private lakes of approximately 7400m2 and 1100m2. The property is located just 3.8 km from Saint-Yrieix-la-Perche and 52 km from Limoges Airport.

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.



DESCRIPTION

Accessed via private gates and approached along a picturesque driveway passing between the two lakes, this charming property enjoys a peaceful setting set back from the country lane.

Step into a welcoming open-plan lounge and dining room, where French doors frame the delightful views over the lake. A wood-burning stove creates a warm and inviting atmosphere, perfect for cosy evenings throughout the year.

The ground floor also offers a fitted kitchen with direct access to the outside, a comfortable bedroom, and a shower room.

Upstairs, a central landing leads to two further bedrooms and a family bathroom. One of the bedrooms benefits from a Juliet balcony, providing stunning views across the lake and grounds.

Outside, the property is complemented by a lockable storage shed and an attached open-sided hangar, ideal for additional storage, workshop space, or outdoor equipment.

A rare opportunity to acquire a lakeside home in an idyllic setting – early viewing is highly recommended.

Property benefits from double glazing and electric radiators.

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

NOTES