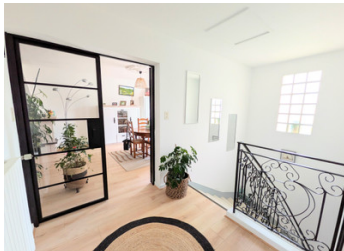


Spacious 3-Bedroom Town House with Independent Apartment and Gardens in Saint-Yrieix-la-Perche



INFORMATION

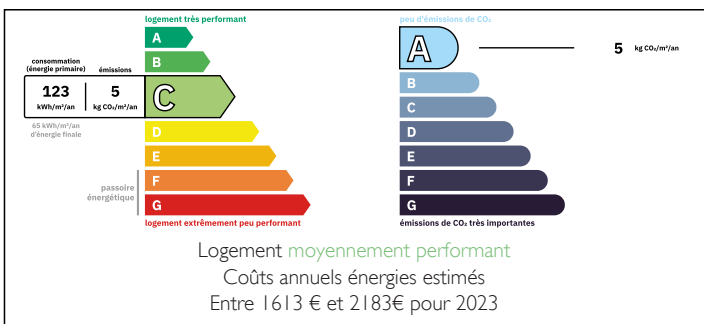
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	610 m2



IN BRIEF

Just a short walk from the centre of the vibrant market town of Saint-Yrieix-la-Perche, this well-maintained property offers flexible accommodation, beautiful light-filled living spaces and the added bonus of an independent apartment with holiday rental potential. With gardens to both the front and rear, a garage, modern heat pump heating system and mains drainage, this is an ideal home for families, retirees or anyone seeking income potential in a sought-after location.

ENERGY - DPE



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

Situated within easy walking distance of all the shops, restaurants, cafés and amenities that Saint-Yrieix-la-Perche has to offer, this spacious sous-sol style property combines comfortable living with practical space and versatility.

The ground floor level provides excellent storage and utility areas. The entrance hall features tiled flooring and useful storage cupboards beneath the staircase. From here, access leads to a utility room and a cellar, while a rear door opens directly onto the garden. The property benefits from a modern heat pump system installed in 2022, helping to improve energy efficiency and year-round comfort.

Also on this level is a generous garage with an electric door and insulated ceiling, providing secure parking and additional storage space.

NOTES

An attractive staircase with decorative wrought-iron balustrades leads to the main living accommodation on the first floor. The bright and welcoming 29m² living and dining room enjoys plenty of natural light and opens onto a balcony, creating a pleasant space for relaxing or entertaining. The owner has enhanced the interior with stylish glazed doors featuring black metal detailing, adding a contemporary touch while maintaining an airy feel throughout the home.

The fitted kitchen (11.8m²) is equipped with an electric hob, oven and extractor hood and also benefits from direct access to the balcony. Double glazing is installed throughout the property.

The sleeping accommodation comprises three bedrooms measuring approximately 13m², 11.4m² and 9.8m². The principal bedroom features attractive parquet flooring, while all bedrooms enjoy good natural light.

A beautifully presented bathroom (4.3m²) is finished with...