LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46313AMC87 Price: 240 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (225 000 EUR without fees)

Beautifully Renovated 4-Bed Town House with Garage, Garden & Walk-to-Town Location in Saint-Yrieix-la-Perche



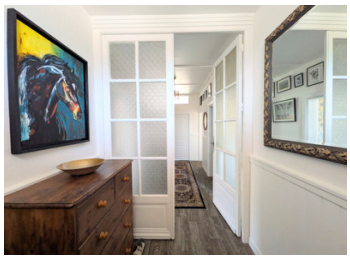












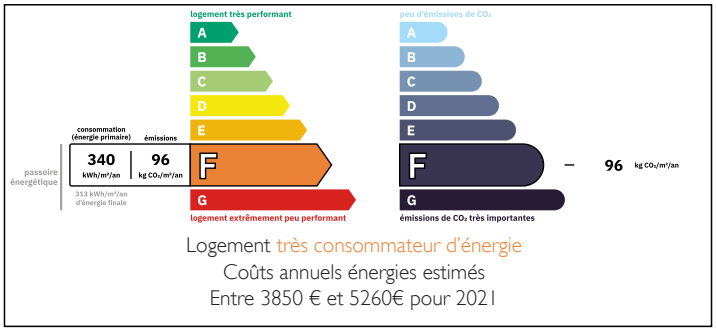
INFORMATION

Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	148 m2
Plot Size:	343 m2

IN BRIEF

Located in the heart of the popular market town of Saint-Yrieix-la-Perche, this spacious town house has been extensively renovated to create a stylish and comfortable family home. Offering flexible accommodation, a large garage, terrace and garden, it is ideally situated within walking distance of shops, schools, the hospital and all local amenities.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3850 € et 5260€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46313AMC87 Price: 240 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (225 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**1190 EUR**

NOTES

DESCRIPTION

Entering through the welcoming entrance hall, you are immediately greeted by a sense of light and space.
The generous living room (28m²) is filled with natural light and offers a wood burning stove. An elegantly decorated room
From the living room, you enter the beautifully appointed kitchen (13m²), newly fitted with contemporary white units, an electric oven with hob with extractor hood, a double sink and ample work surfaces, providing a practical and stylish space for everyday living. Access direct to the raised terrace

A separate dining room (11.5m²) offers the perfect setting for family meals or entertaining guests.
A spacious ground-floor bedroom (13m²) and a modern family bathroom, complete with a bath, separate walk-in shower, wash basin and WC, provide the option of comfortable single-level living.

The first floor offers a wealth of flexible accommodation. There is a generous double bedroom (15m²), a smaller bedroom at 9m² together with a suite comprising another bedroom (11.2m²), an adjoining room that would make an ideal dressing room, nursery or home office.
The first-floor bathroom and landing are currently being renovated. The owners are happy to continue and complete these works or leave them for the new owners to finish according to their own preferences.

On the lower ground floor, the property continues to impress with a useful cellar, utility room, boiler room and an impressive 48 m² garage, providing excellent storage, workshop space or secure parking.
The house benefits from Double Glazing and mains drainage.

Outside, a delightful...