

Large townhouse in central Saint-Yrieix-la-Perche with courtyard, 4 bedrooms and large garage

EXCLUSIVE



INFORMATION

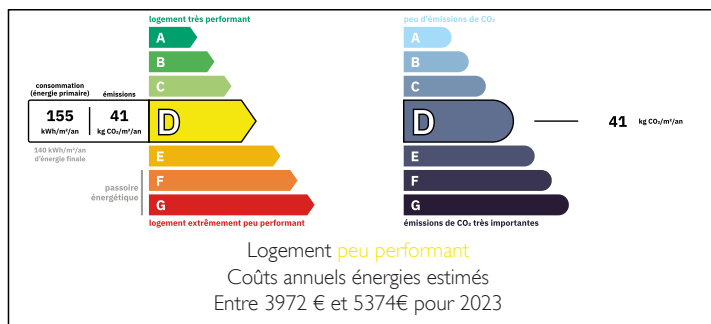
Town:	Saint-Yrieix-la-Perche
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	165 m ²
Plot Size:	330 m ²

IN BRIEF

Spacious townhouse offering approximately 165m² of habitable space in the centre of Saint-Yrieix-la-Perche, within walking distance of shops, bakeries, the hospital and other amenities. The property offers four bedrooms, generous living accommodation, a large additional hobby room, rear courtyard and an impressive 65m² garage with space for two cars. In generally good, habitable condition, the house offers plenty of scope for a new owner to update it according to their own taste.



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 house is entered through a central entrance hallway with wooden flooring.

To the left is a spacious open-plan living and dining area, connected by an attractive archway. The living area measures approximately 21m², with the adjoining dining area approximately 16m². This generous reception space has parquet flooring, an open fireplace which could be retained as a decorative feature, two windows overlooking the rear and patio doors opening directly onto the courtyard.

To the right of the entrance hall is the fitted kitchen (13m²) with wooden flooring, built-in storage and a gas hob.

The kitchen leads through to a utility area (4m²) with space for a washing machine. There is also a WC with washbasin.

From here there is access to the boiler room (9.5m²), housing the fuel-fired central heating system. A cellar is situated beneath the boiler room.

Also on the ground floor is a bedroom (13.5m²) with parquet flooring. This benefits from its own bathroom (9.2m²) with walk-in shower, washbasin and WC, providing useful ground-floor accommodation.

Beyond this is a particularly generous 31.8m² room with wooden flooring and a sink. Currently suitable as a hobby or art room, this flexible space could potentially be used for a variety of purposes, including an additional bedroom if required.

To the rear of the property is the substantial garage of approximately 65m², with space for two cars. The garage also houses the 1,500-litre fuel tank.

A lovely central staircase leads to the first floor, where the accommodation is divided into two sides.

NOTES