



# A Pretty Lakeside Property with 3 Gîtes, €924,000

87500, St Yrieix La Perche, Haute Vienne, Nouvelle-Aquitaine

Ref: 10695

\* Available \* 7 Beds \* 7 Baths \* 449m2

Beautiful property comprising a main house, 3 gîtes, very good seasonal rental in this exceptional site. Barn with horse boxes, all over an area of more than 21 ha including a woods.

- 3 Lakes/ponds
- Good walking Country
- Tennis in most Villages
- Local Produce Markets
- Close to shops and cafés
- Close to many river pursuits
- Horse riding and cycling
- Airports are not far away
- Gîte accommodation
- Golf courses
- Tourist Area steeped in History

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

**French Entrée** 

## Property Description

About 7 KM from St Yrieux la Perche, and 45 minutes from Limoges, very beautiful property comprising a main house composed on the ground floor of a kitchen / dining room with fireplace (56 m<sup>2</sup>), large living room with wood stove (56, 26 m<sup>2</sup>), bedroom, bathroom WC, storage. First floor: 4 bedrooms (one with shower room / WC, shower room, WC. Large terrace with view on the main pond. Garage. Cellar. 3 gîtes (41 m<sup>2</sup>, 58 m<sup>2</sup>, 93 m<sup>2</sup>), very pleasant seasonal rental in this exceptional site. Barn with horse boxes (233 m<sup>2</sup>) bread oven, well. 3 ponds representing approximately 4ha 50a of water, all over an area of more than 21 ha including a wooded part .

**Look at the photographs** ; this location offers the perfect retreat from the stresses and strains of daily life. Close to the Cities of Limoges with many interesting and Historical sites in between. Castles, Caves, Churches, Rivers and many places to stop for shopping and eating. Enjoy the shops, cafes and restaurants of Limousin. Explore Limoges, catch a train or plane there or play golf or visit Porcelain factories or explore the different markets. The little streets of Poitiers will fascinate you too: like all big towns there's lots to see and do. TGV Trains run from there. The best of both Worlds - the peace and tranquility of an idyllic rural town with shops and close to larger towns with supermarkets, cafes, restaurants, banks, doctors and dentists. It would be perfect as a business and a permanent home.



## Gallery

