



## Stunning 4 bed Stone Mansion For Sale In Bugeat



### Στοιχεία μεσίτη

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Όνομα:            | Niall Madden                                                                  |
| Όνομα εταιρείας:  | Esales Property Limited                                                       |
| Χώρα:             | United Kingdom                                                                |
| Experience since: | 2002                                                                          |
| Τύπος υπηρεσίας:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Τηλέφωνο:         |                                                                               |
| Languages:        | English                                                                       |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 426,504.27 |

### Τοποθεσία

|                       |                                                        |
|-----------------------|--------------------------------------------------------|
| Χώρα:                 | France                                                 |
| Διεύθυνση:            | Rue de la Mairie                                       |
| Ταχυδρομικός κωδικός: | 19170                                                  |
| Δημοσιεύθηκε:         | 17/09/2025                                             |
| Περιγραφή:            | Stunning 4 bed Stone Mansion For Sale In Bugeat France |

Esales Property ID: es5554784

### Property Location

14 Rue de la Mairie, 19170 Bugeat, France

### Property Details

A B&B in Bugeat: A Renovated Mansion with Endless Potential

This beautiful stone mansion, as featured on Channel 4's 'A New Life in the Sun' (Series 10, Episode 8), presents a rare and compelling opportunity to own a fully renovated and furnished property in the heart of the French countryside. Located in the charming village of Bugeat, this 220 m2 home is currently operating as a successful five-bedroom, five-bathroom bed and breakfast, making it a turnkey business



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with a proven track record.

The property is a perfect blend of timeless charm and modern comfort. The ground floor features an open-plan, well-equipped kitchen that flows into a cozy lounge with a log burner, creating a warm and inviting atmosphere. A separate, formal sitting room also has its own log burner, ensuring snug evenings during the winter. A beautifully designed staircase leads to the first floor, which houses four spacious bedrooms, each with a private bathroom and a dedicated workspace. The partly converted attic offers even more potential, with possibly two additional large bedrooms and a bathroom, as well as a laundry and storage area for the B&B.

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## A Home Designed for Comfort and Versatility

This mansion offers remarkable versatility, making it a truly exceptional investment. The spacious layout is ideal for a large family or for continued use as a guesthouse. The property's flexible architecture allows it to be reconfigured into a single family home, a multigenerational residence, or even up to four independent apartments. The option to install an elevator also makes it accessible for people with reduced mobility.

The house is thoughtfully designed with both style and practicality in mind. It has been connected to mains water and sewage and benefits from high-speed fiber optic broadband. The property also features a lovely terrace accessible from the back of the house that leads to a large, mature garden with a lawn and fruit and hazelnut trees. Two large cellars provide ample storage space, with one ideal for storing firewood and the other for garden equipment. The annual Taxe Foncière is a modest 1500 euros.

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## The Charm of Bugeat: A Thriving Village in a Natural Paradise

The village of Bugeat, located in the Limousin region of Corrèze, is known for its committed and heartfelt mayor, Jean Yves Urbain, who has helped transform it into a vibrant, up-and-coming destination. Unlike many rural villages, Bugeat is filled with local amenities, all within walking distance of the property. Residents have easy access to a bakery, butchers, supermarket, post office, doctors' surgeries, bank, and two restaurants, among other conveniences. A train station provides a direct link to the city of Limoges, which has an international airport and connections to Paris and the rest of France.

The surrounding area is a natural paradise, with Corrèze often called 'the lungs of France' due to its stunning woodlands. The fresh, clear air and expansive forests are perfect for hiking, cycling, and other outdoor activities. It is also one of only fourteen areas in the world designated as a 'dark sky' location, making it ideal for stargazing. While the winters are quiet and peaceful, with ski slopes just an hour's drive away, the summers are lively, with a calendar full of cultural, gastronomic, and sporting events.

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## A Perfect Business or Lifestyle Investment

This property is a fantastic opportunity for those looking for either a business or a private residence. Its current operation as a successful B&B means it is a fully functioning, turnkey business, allowing a new owner to generate income from day one. At the same time, its spacious layout and beautiful location make it an ideal family home for anyone seeking a serene life in the French countryside. Whether you want to embrace the peaceful lifestyle, enjoy the endless outdoor activities, or capitalize on the growing tourism in this beautiful region, this renovated mansion offers the best of both worlds.

### ABOUT THE AREA

Bugeat is a charming and peaceful village nestled in the heart of the Corrèze department, a region often referred to as 'the lung of France' due to its vast, lush forests. Situated on the beautiful Millevaches Plateau, the village is a haven for nature lovers and those seeking a tranquil, rural lifestyle. It is a place where a strong sense of community thrives, surrounded by a landscape of rolling hills, meandering rivers, and pristine forests that change with the seasons.

The village is an excellent base for outdoor activities. The surrounding natural parks and public lakes offer a wide range of recreational opportunities, including hiking, cycling, fishing, and water sports. The area is a prime example of the beautiful and unspoiled French countryside, providing a perfect backdrop for a life of leisure and exploration. In addition to its natural appeal, Bugeat is also known for its lively local events, including summer markets and musical festivals that draw both residents and visitors.

Despite its peaceful setting, Bugeat is a well-equipped village with all the essential amenities accessible on foot. It has a local train station with a direct link to the city of Limoges, making it surprisingly well-connected. The village also has shops, schools, and medical services, providing a high quality of life without the need for a car for daily tasks. This blend of natural beauty and practical convenience makes it a highly desirable location for those looking to balance a quiet life with accessibility.

For international travel, the nearest airport is Limoges–Bellegarde Airport (LIG), located approximately 70 kilometers away. This airport offers a variety of flights to and from destinations in the United Kingdom and other parts of Europe. For a wider range of international connections, Clermont-Ferrand Auvergne Airport (CFE) is another option, situated about 110 kilometers from Bugeat. These airports ensure that while you can enjoy the peace and quiet of rural France, you are never far from major transport hubs.

### MAiN FEATURES:

- \* 220m<sup>2</sup> of living space
- \* 1275m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 4 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden



- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Κοινά

|                               |         |
|-------------------------------|---------|
| Κρεβατοκάμαρες:               | 5       |
| Μπάνια:                       | 5       |
| Τελειωμένα τετραγωνικά πόδια: | 220 τ.μ |

## Building details

|                     |          |
|---------------------|----------|
| Building Amenities: | Elevator |
|---------------------|----------|

## Rental details

|            |     |
|------------|-----|
| Furnished: | Ναί |
|------------|-----|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.549.383 |
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