



## Property with house, gîte, restaurant and swimming pool



### Info Agente

|                 |  |
|-----------------|--|
| Nombre:         | ArKadia  |
| Nombre empresa: |  |
| País:           | Reino Unido  |
| Teléfono:       |  |
| Languages:      | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 350,872.94 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Juillac            |
| Código postal:           | 19350              |
| Publicado:               | 18/03/2026         |

### Descripción:

Located in a quiet, green setting between Juillac and Ayen, just 10 minutes from Objat and 30 minutes from Brive-la-Gaillarde, this beautiful property of nearly 3,000 m<sup>2</sup> offers a rare opportunity to combine rural living and professional activity in an exceptional natural setting, with breathtaking views of the valley. The calculation of the price per m<sup>2</sup> based solely on the main house therefore does not reflect the real value of the property as a whole, nor its immediate commercial potential. This is a turnkey opportunity, combining residential and tourist/professional activity, whose value cannot be assessed on the basis of the living space alone. The main house (103m<sup>2</sup> of living space) consists of a spacious living room with an open-plan kitchen, ideal for entertaining family and friends. The pellet stove heats the house. An adjoining dining room with an office area harmoniously completes the space. At the rear, a utility room offers practical storage space. Two comfortable bedrooms and a bathroom provide optimal comfort. Outside, a beautiful terrace leads to a swimming pool, perfect for enjoying sunny days. An adjoining outbuilding can be used as a workshop, storage space or converted to suit your needs. Next to the house is a second building (100m<sup>2</sup> surface area) currently used as a restaurant. Well-known in the region and benefiting from a loyal clientele, this active establishment generates attractive turnover. Upstairs, a fully equipped independent gîte accommodates two people in a warm setting, with a living room, kitchen, bedroom and bathroom. This property is an ideal opportunity for those who wish to settle in the countryside while developing a tourism or gastronomic business. The property is perfectly maintained and ready to welcome your life project. A true haven of peace with great potential in a dynamic and tourist-friendly region. (Business assets not included in the price) Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)



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Condición: Must be reformed  
Fabricado: 1987

## Común

Dormitorios: 2  
Baños: 1  
Pies cuadrados terminados: 80 m<sup>2</sup>  
Tamaño del lote: 2925 m<sup>2</sup>

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Coal

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 204

## Building details

Parking: Sí  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/TXNV-T29746/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29746/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 33D74FA3EFE54391

