



## Exceptional Contemporary Property Privileged Setting on the Heights of Brive



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish


### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 956,392.8

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Ussac
Irányítószám:	19270
Feladta:	2026. 04. 06.

### Leírás:

Located in the hills above Brive, in a secluded residential area, this exceptional contemporary villa is a rare architectural achievement, combining spectacular volumes, fine materials, and high-end amenities. Built on approximately 4,500 m<sup>2</sup> of landscaped grounds, fully equipped with an automatic irrigation system, the property boasts a 12 x 5 meter heated swimming pool with an electric cover and an elegant pool house, offering a privileged and private living environment. The reception room, approximately 100 m<sup>2</sup>, impresses with its 7-meter span, free of columns, creating an open space of rare elegance. Large sliding glass doors ensure a seamless flow between the interior spaces and the exterior terraces. The finishes are of a remarkable standard: Italian marble and granite, decorative marble-effect paint with a lifetime guarantee, and a custom-designed kitchen over 6.60 meters long with a central island and premium appliances. The wellness area includes a bathroom with an illuminated spa bath, a hammam, and underfloor heating via a heat pump and reversible air conditioning. A built-in pellet stove completes the ensemble. Upstairs, accessible via a designer staircase with motion sensors, four spacious bedrooms with dressing rooms (20 to 28 m<sup>2</sup>) all benefit from terrace access and breathtaking panoramic views. A second bathroom completes this sleeping area. The property also features a comprehensive security system (video surveillance and alarm), a large garage with a motorized sectional door, and a large, secure front door. Ideally located 5 minutes from the motorway and 7 minutes from Brive town centre, in close proximity to a village and all amenities, this villa combines privacy, accessibility and contemporary living. Full details available upon request  property offered in complete confidentiality.

Állapot:	Good
Built:	2017



## Gyakori

Hálósobák:	4
Kész négyzetméter:	224 nm
Telekméret:	4500 nm
HOA dues per month:	EUR 250

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Electric
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	31
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## Building details

Parking:	Yes
Number of Garages:	1
Outdoor Amenities:	Pool
Emeletek száma:	1

## Lease terms

Date Available:	
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## További információ

Weboldal URL:	<a href="http://www.arkadia.com/TXNV-T30543/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T30543/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	95B73618B1CA4BF2
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