



For Sale 2 Bed House with Magical Courtyard Bellac 87



Informazioni sull'Agente

Nome:	Catherine Bower
Nome della ditta:	Property Sales in France
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (609) 606-082
Languages:	French
Sito web:	

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 68,076.87

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Bellac
Cap:	87300
Pubblicato:	10/08/2026

Descrizione:

For Sale 2 Bed House with Magical Courtyard Bellac 87

Agency Fees Paid by Seller

For sale is this 1 - 2-bedroom town house, with a magical private walled courtyard in the centre of Bellac Department 87

I should know by now not to judge a book by its cover, but I did; and yet again, I was taken by surprise at what was behind this door. It was enough to brighten any dull day.

The pictures I have taken do not give justice to this home, it grabs you, with its cuteness and charm the minute you walk through the door.

Bellac as well as being a village etape, is a lively market town in the Haute Vienne region of the Limousin with a friendly French community nicely mixed with other nationalities from around the world, who make you feel at home from day one. It has all the amenities you need for a holiday destination or a new



life in France -Cinema/Theatre/Swimming Pool/Train Station/Restaurants/Bars /Supermarkets/Shops/
Schools and Doctors; the list is limitless!

Getting to the area is easy with flights from many UK airports into Limoges (33km) and trains in Bellac itself having links to services to Poitiers and Limoges train station where you have TGV connections to Paris, Bordeaux, London & Brussels.

The current owner has updated and kept the house in very good condition.

Set on 3 floors, with a great kitchen dining room with access to the courtyard on the first floor (and a separate WC) the second floor is on large room, with more than enough space to accommodate a sofa bed for extra guests, the third floor being what was two bedrooms and a shower room with WC; the first part is currently used as an office area.

The house has mains water, electricity and drainage. Mains gas is available in Bellac. Broadband is excellent as you would expect in a town centre.

Ground Floor

Entrance - 1 x 1m with tiled floor and open access to stairs and:

Kitchen Dining Room - 7.5 x 4.2m (31.5m²) with tiled floor, fitted kitchen, doors to front and back of house and door to:

WC/Utility room - 1.1 x 1.9m (2m²) with tiled floor, plumbing for washing machine and WC

A few steps from the kitchen area lead to the main door/entrance and stairs to:

First Floor

Living Room - 7.5 x 4.2m (31.5m²) with wood floor and dual aspect windows.

The staircase from the ground floor continues to:

Second Floor

Landing/Study - 4 x 3.2m (12.8m²) a very large space with ample room for a sofa bed for extra guests and doors to:

Shower Room with WC - 2.3 x 1.7m (3.91m²) with tiled floor, corner shower cubicle, vanity unit with handbasin and mirror, heated towel rail and W.C.

Bedroom - 3.8 x 4.6m (17.48m²) with wood floors, double window to back of property and loft hatch to ceiling.

Condizione: Very Good



Comune

Camere da letto:	2
Bagni:	1
Dimensione del lotto:	60 mq

Room details

Indoor Features:	Fitted kitchen
------------------	----------------

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:	
-----------------	--

Contact information

IMLIX ID:	IX8.796.012
-----------	-------------

