



**CORREZE. Tulle. Spacious house with 6 bedrooms, 2 garages, large heated swimming pool and a garden of 1 736m<sup>2</sup>.**



## Agent Info

Naam: ArKadia  
Bedrijfsnaam:  
Mistlampen: United Kingdom  
Telefoon:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Advertentie details

Vastgoed voor: Koop  
Prijs: USD 433,017.11

### Locatie

Aanbevolen Auto Onderdelen: France  
Staat/Regio/Pronvincie: Nouvelle-Aquitaine  
Plaats: Tulle  
Postcode: 19000  
Geplaatst: 18-09-2024

### Omschrijving:

Situated on the edge of the town of Tulle is this spacious house with 6 bedrooms in total. Part of the house can be used as a separate 2 bedroom dwelling. Each part of the house has a garage and there is a wonderful 10x5 meter swimming pool within the gardens of 1 736m<sup>2</sup>.

Entering the house you arrive into a very welcoming and bright entrance hall measuring 10m<sup>2</sup>. Ahead you arrive into a living room of 40m<sup>2</sup> with Godin wood-burner taking the focal point. Leading from this room is a kitchen of 21m<sup>2</sup> with a door leading to a super conservatory overlooking the pool measuring 26.4m<sup>2</sup>. Completing this floor is a bedroom of 10.3m<sup>2</sup> with a shower room adapted for use by persons with a disability (8m<sup>2</sup>), plus a disability friendly wc and a spacious office/bedroom of 13.5m<sup>2</sup>.

Stairs from the entrance hall leads you to the first floor where you will find 2 bedrooms (43 and 19.3m<sup>2</sup>) each with en-suite shower rooms and a separate wc.

A glazed covered corridor or separate entrance to the other part of the house is in place. The annexe to the main house consists of a large living area (43.3m<sup>2</sup>) with electricity points strategically placed to install a kitchen if to be used as a separate dwelling, if required.

Wooden stairs take you to the first floor where you will find a bedroom of 22.7m<sup>2</sup> and a shower room of 4.8m<sup>2</sup>.



Stairs continue to a second floor which offers another bedroom of 12.8m<sup>2</sup> and a shower room measuring 4.9m<sup>2</sup>.

The main house and annexe both have sous-sols with garage.

The house is heated by gas. This property is well insulated, has double glazed windows and doors throughout and also benefits from mains drainage.

The property is surrounded by beautifully kept gardens and the real treat is a 10x5 meter heated swimming pool surrounded by a beautiful terrace with roller sun shades for the hottest of days. There is a large electric gate opened up to drive the car or wider vehicle into the grounds.

The Correze is home to a rich variety of unspoilt natural scenery. Its hills, lakes, rivers, waterfalls, forests and footpaths make it an ideal location for many outdoor leisure activities such as cycling, walking and canoeing.

The property sits on the edge of the town of Tulle with a school just 2 minutes on foot from the property. Tulle has all the amenities you require plus hospital.

There are airports at Brive and Limoges with regular flights from the UK and the rest of Europe. The A89 motorway and the A20 can be accessed within easy reach.

A rather super property with separate dwelling potential!

Including fees of 5.43% to be paid by of the purchaser. Price excluding fees 350 000 €. Energy class D, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1520.00 and 2110.00 €. Information on the risks to which this property is exposed is available on the Geohazards website:

## Algemeen

Slaapkamers:	6
Badkamers:	5
Afgewerkte vierkante meter:	265 m <sup>2</sup>
Lot Afmeting:	1736 m <sup>2</sup>

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	232
--	-----

## Building details

Number of Garages:	1
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/PFYR-T183932/?utm\\_ca](http://www.arkadia.com/PFYR-T183932/?utm_ca)



IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

---

mpaign=multicast&utm\_medium=web&utm\_source=IMLIX.COM

**Contact information**

IMLIX ID:

1689-cc-4258

