



## listing



### 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 58,836.24

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Brigueuil
Geplaatst:	14-01-2026
Omschrijving:	

Located in a quiet hamlet not far from the historic village of Brigueuil, this property offers significant potential for renovation. Set on a generous plot of around 1,000 m<sup>2</sup>, the house, outbuildings, and land could be transformed into a spacious family home or an ideal countryside retreat with the right permissions, work and vision. The main house needs renovation and has suffered smoke damage, but it retains its original structure and layout. You enter into a hallway which leads to a large space currently divided into two rooms. This could be opened up to create a bright and welcoming open-plan kitchen, dining, and living space. Beyond this, there is another room that could serve as a second bedroom or office, and to the other side is the main bedroom with a modern en-suite shower room already in place. A traditional wooden staircase leads up to a large attic of approximately 50 m<sup>2</sup> which may offer scope for conversion (subject to any necessary permissions). Outside, the property benefits from a substantial stone barn of around 151 m<sup>2</sup>, offering a wide range of possibilities. There is also a small storage outbuilding, and the land itself is mostly flat, making it practical for parking, gardens and enjoying the French alfresco lifestyle. The property is not currently connected to mains water but has a well and the existing septic tank does not conform to current standards. However, this could be a truly rewarding renovation project in a peaceful and accessible setting. Brigueuil is located just 3.5Kms away and is a well-served village offering a doctor's surgery, pharmacy, café / bar / tabac, boulangerie, and butcher. The nearby town of Saint-Junien offers a full range of amenities including supermarkets, shops, restaurants, and a train station. Limoges International Airport is just 30 minutes away by car. This is a property with real potential in a peaceful location, perfect for someone looking for a project with long-term rewards. Price including agency fees : 51 000 € Price excluding agency fees : 45 000 € Buyer commission, tax included: 6.000 €



## Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	66 m <sup>2</sup>
Lot Afmeting:	1000 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/MLSM-T10248/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T10248/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	bvi81664
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