



## Maison de maître de caractère – 220 m<sup>2</sup> rénovés, meublés et prêts à vivre ou exploiter, au cœur de la Corrèze verte



### 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 422,455.71

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Bugeat
Postcode:	19170
Geplaatst:	19-02-2026

### Omschrijving:

In the charming village of Bugeat, in the verdant heart of the Corrèze, this authentic stone mansion house with 220 m<sup>2</sup> of living space, lovingly renovated, will win you over with its timeless charm, quality fixtures and fittings and great residential or business potential.

Built over three floors, it tastefully combines tradition and modernity. It is currently used as a top-of-the-range gîte with 5 bedrooms, each with its own private bathroom, separate toilet and office space.

It is set in 1275 m<sup>2</sup> of unoverlooked, wooded and flower-filled building land.

On the ground floor, the bright, welcoming living rooms comprise a 32 m<sup>2</sup> living room/kitchen with fireplace, a second, equally spacious living room with its traditional inglenook fireplace and a pleasant, shaded veranda opening onto the garden, perfect for entertaining at any time of year.

The house is sold fully furnished, with a refined mix of quality antique and modern furniture.

The house is connected to the village mains drainage system, has fibre optics and two heating systems, wood and electric.

Thanks to its adaptable architecture, central access and generous volumes, the house can be redesigned to suit a wide range of projects:

- Family or multi-generational living
- Creation of up to 4 independent flats
- Office or professional premises
- Possibility of installing a lift for easy PRM access

This beautifully renovated property is set in peaceful, natural surroundings, yet close to shops, schools,



the SNCF train station (with a direct link to Limoges and its international airport) and medical services — all of which are within walking distance of the front door.

Corrèze, nicknamed 'the lungs of France' thanks to its magnificent forests, is also one of only 14 regions in the world to enjoy 'dark skies', making it ideal for stargazing.

Winter here is calm and peaceful, while summer is bustling with cultural and gastronomic events.

Gebouwd: 1905

## Algemeen

Slaapkamers: 5  
Badkamers: 5  
Afgewerkte vierkante meter: 220 m<sup>2</sup>  
Lot Afmeting: 1275 m<sup>2</sup>

## Room details

Total rooms: 7

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 389

## Building details

Parking: Ja

## Rental details

Furnished: Ja

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/AGHX-T710638/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T710638/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1607394



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<https://www.imlix.com/nl/>

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