



Property with house, gîte, restaurant and swimming pool



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 352,631.1

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Juillac
ZIP code:	19350
Posted:	Mar 18, 2026

Description:

Located in a quiet, green setting between Juillac and Ayen, just 10 minutes from Objat and 30 minutes from Brive-la-Gaillarde, this beautiful property of nearly 3,000 m² offers a rare opportunity to combine rural living and professional activity in an exceptional natural setting, with breathtaking views of the valley. The calculation of the price per m² based solely on the main house therefore does not reflect the real value of the property as a whole, nor its immediate commercial potential. This is a turnkey opportunity, combining residential and tourist/professional activity, whose value cannot be assessed on the basis of the living space alone. The main house (103m² of living space) consists of a spacious living room with an open-plan kitchen, ideal for entertaining family and friends. The pellet stove heats the house. An adjoining dining room with an office area harmoniously completes the space. At the rear, a utility room offers practical storage space. Two comfortable bedrooms and a bathroom provide optimal comfort. Outside, a beautiful terrace leads to a swimming pool, perfect for enjoying sunny days. An adjoining outbuilding can be used as a workshop, storage space or converted to suit your needs. Next to the house is a second building (100m² surface area) currently used as a restaurant. Well-known in the region and benefiting from a loyal clientele, this active establishment generates attractive turnover. Upstairs, a fully equipped independent gîte accommodates two people in a warm setting, with a living room, kitchen, bedroom and bathroom. This property is an ideal opportunity for those who wish to settle in the countryside while developing a tourism or gastronomic business. The property is perfectly maintained and ready to welcome your life project. A true haven of peace with great potential in a dynamic and tourist-friendly region. (Business assets not included in the price) Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr



Condition: Must be reformed
Built: 1987

Common

Bedrooms: 2
Bathrooms: 1
Finished sq. ft.: 80 sq m
Lot Size: 2925 sq m

Room details

Total rooms: 4
Indoor Features: Fitted kitchen

Utility details

Heating Fuel: Coal

Energy efficiency

Energy Use (kWh/m²/year): 204

Building details

Parking: Yes
Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/TXNV-T29746/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 33D74FA3EFE54391

