



## Exceptional Contemporary Property Privileged Setting on the Heights of Brive



### 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 956,392.8

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Ussac  
 ZIP code: 19270  
 Posted: Apr 06, 2026

### Description:

Located in the hills above Brive, in a secluded residential area, this exceptional contemporary villa is a rare architectural achievement, combining spectacular volumes, fine materials, and high-end amenities. Built on approximately 4,500 m<sup>2</sup> of landscaped grounds, fully equipped with an automatic irrigation system, the property boasts a 12 x 5 meter heated swimming pool with an electric cover and an elegant pool house, offering a privileged and private living environment. The reception room, approximately 100 m<sup>2</sup>, impresses with its 7-meter span, free of columns, creating an open space of rare elegance. Large sliding glass doors ensure a seamless flow between the interior spaces and the exterior terraces. The finishes are of a remarkable standard: Italian marble and granite, decorative marble-effect paint with a lifetime guarantee, and a custom-designed kitchen over 6.60 meters long with a central island and premium appliances. The wellness area includes a bathroom with an illuminated spa bath, a hammam, and underfloor heating via a heat pump and reversible air conditioning. A built-in pellet stove completes the ensemble. Upstairs, accessible via a designer staircase with motion sensors, four spacious bedrooms with dressing rooms (20 to 28 m<sup>2</sup>) all benefit from terrace access and breathtaking panoramic views. A second bathroom completes this sleeping area. The property also features a comprehensive security system (video surveillance and alarm), a large garage with a motorized sectional door, and a large, secure front door. Ideally located 5 minutes from the motorway and 7 minutes from Brive town centre, in close proximity to a village and all amenities, this villa combines privacy, accessibility and contemporary living. Full details available upon request  property offered in complete confidentiality.

Condition: Good



Built: 2017

### Common

Bedrooms: 4  
Finished sq. ft.: 224 sq m  
Lot Size: 4500 sq m  
HOA dues per month: EUR 250

### Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Electric

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 31

### Building details

Parking: Yes  
Number of Garages: 1  
Outdoor Amenities: Pool  
Number of Floors: 1

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/TXNV-T30543/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T30543/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 95B73618B1CA4BF2

