



## Excellent 1 Bed Cottage For Sale In Saint Germain Les Belles



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 43,229.76

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Address:	Rue D'arsonval Saint Germain Les Belles Limousin France
CEP:	87380
Adicionado:	27/05/2025

Informação adicional:

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Esales Property ID: es5554626

### Property Location

9 Rue D'arsonval  
Saint Germain Les Belles  
Limousin  
87380  
France

### Property Details



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## A Charming Retreat in the Heart of the Limousin: Your Ancient Yet Modern Cottage in Saint-Germain-les-Belles

Discover the quintessential French village lifestyle in this excellent 1-bedroom terraced cottage, nestled within the picturesque medieval village of Saint-Germain-les-Belles, located in the enchanting Haute-Vienne department of France. This property presents a unique opportunity to own a piece of French history, thoughtfully modernized to offer contemporary comfort without sacrificing its ancient charm. Ideal for a serene escape, a charming holiday home, or a highly convenient 'lock up and leave' property, this cottage is perfectly situated to immerse you in the authentic beauty and rich culture of the Limousin region.

### A Seamless Blend of History and Modern Living:

Stepping inside, you'll be greeted by a thoughtfully designed, good-sized open-plan kitchen/living room. This bright and inviting space has been meticulously updated, featuring a brand new fitted kitchen complete with modern appliances. The layout promotes a sociable atmosphere, perfect for preparing meals while interacting with guests or simply relaxing. A standout feature is the large triple window, fully double-glazed, which not only floods the room with an abundance of natural light but, when opened, seamlessly invites the fresh air and charming village sounds indoors. The room benefits from a new ceiling with efficient inset spotlights, enhancing the contemporary feel. Practicality is also key, with a convenient broom/coat cupboard for discreet storage. The comfort of the living area is further enhanced by fully insulated exterior walls and floor, ensuring a warm and cozy ambiance even in cooler months. The entire space is unified by neutral tiling throughout, providing a clean and elegant finish that is easy to maintain. Heating is efficiently managed with an electric radiator and a real flame modern electric fire, offering both warmth and a comforting glow.

Ascending to the upper level, a welcoming landing area leads to the private quarters. Here, you'll find a good-sized bathroom equipped with a bath, WC, and washbasin, offering all the necessary amenities. For additional storage or potential future use, there's convenient access to the insulated attic via a drop-down loft ladder. The main highlight upstairs is the large, light-filled double bedroom. This airy space echoes the bright and inviting feel of the downstairs, featuring a new ceiling and an efficient electric radiator for personalized comfort. Throughout the entire property, the commitment to modern comfort and energy efficiency is evident, with excellent insulation and double glazing on all windows. Furthermore, the cottage boasts good electrics and plumbing, and is connected to all essential mains services, ensuring hassle-free living. For added convenience, free parking is available to the rear of the property, a significant advantage in a traditional village setting.

### The Enchantment of Saint-Germain-les-Belles and its Surroundings:

One of the most compelling aspects of this cottage is its location in the heart of a truly picturesque medieval village. Saint-Germain-les-Belles offers all the essential shops and eateries you would expect from a charming French town, including a baker, butcher, and a regular Saturday market where you can discover fresh, local produce and regional delicacies. The village exudes an authentic French ambiance, providing a genuine sense of community and tradition.



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Just a few minutes' walk from your doorstep, you'll discover a beautifully maintained parkland featuring a serene lake, a small beach, and excellent opportunities for swimming and fishing. This idyllic spot is home to a wonderful cafe/restaurant overlooking the lake, operated by friendly Dutch owners who also run a nearby touring caravan site. Here, you can indulge in excellent food for both lunch and evening meals, savoring delicious local cuisine while enjoying the peaceful lakeside views. The parkland also offers facilities for various leisure activities, including BBQ areas, tennis courts, and pétanque pitches, or simply the perfect setting to relax and people-watch, soaking in the gentle pace of French life.

#### Gateway to the Glorious Limousin and Beyond:

This property is superbly positioned for exploring the wider region. You are just a mere 10-minute drive from the A20 motorway, providing seamless travel connections. Head north, and in approximately 30 minutes, you can reach the beautiful city of Limoges, renowned for its porcelain, stunning cathedral, and vibrant arts scene. Alternatively, venture south on the A20 to discover the medieval town of Brive-la-Gaillarde, a charming hub that serves as a gateway to the spectacular rivers and gorges of the Dordogne.

The Limousin region itself is a hidden gem, often referred to as the 'land of a thousand lakes.' Many of these lakes boast sandy beaches, offering refreshing opportunities to cool off during the long, hot summer months. The area is a paradise for outdoor enthusiasts, with countless opportunities for hiking, cycling, canoeing, and exploring unspoiled natural landscapes. The local cuisine is a highlight, still traditional and offering exceptional value for money, allowing you to savor authentic French flavors.

Furthermore, within a short and scenic drive, you can explore some of France's most iconic and historically rich destinations. The proximity to the Dordogne and Lot departments means you can easily visit world-famous towns and sites such as the pre-historic caves of Lascaux, the breathtaking cliff-side village of Rocamadour, the charming market town of Sarlat-la-Canéda, the picturesque La Roque Gageac, and the delightful towns of Souillac, Martel, and Brantôme, among many others. Each offers a unique glimpse into France's rich heritage and stunning landscapes.

#### Excellent Connectivity to International Airports:

For those traveling from further afield, this property offers superb accessibility to several international airports. Limoges Airport (LIG) is the most convenient, serving the immediate area with flights primarily to the UK and other European destinations. However, you have additional options with Brive Dordogne Valley Airport (BVE), Bordeaux-Mérignac Airport (BOD), Bergerac Dordogne Périgord Airport (EGC), and Toulouse-Blagnac Airport (TLS) all within reasonable driving distance, providing a wider choice of airlines and international routes. This excellent connectivity makes the cottage an ideal 'lock up and leave' property, perfect for regular visits or extended holidays.

#### A Sound Investment and a Lifestyle Choice:

The property comes with full buyer diagnostic reports available, providing comprehensive information on its condition and any recommendations for improvements. While the reports may suggest minor energy efficiency enhancements, it's important to note that due to its ancient construction with very thick walls, opportunities for installing modern systems like heat source pumps are limited. However, these thick,



ancient walls inherently provide excellent natural insulation, ensuring a very sound, warm, and airy house that remains comfortable year-round.

This cottage represents not just a home, but a lifestyle choice. It is the perfect 'lock up and leave' solution for those seeking a tranquil base in the heart of France without the commitment of a large garden. You can quite literally drop your bags, step outside, and immediately begin to immerse yourself in everything this wonderful region has to offer. The blend of ancient charm, modern comfort, and superb location makes this an irresistible opportunity.

## ABOUT THE AREA

Nestled in the picturesque Haute-Vienne department of the Nouvelle-Aquitaine region in west-central France, Saint-Germain-les-Belles is a charming medieval village that offers a quintessential Limousin experience. This tranquil commune, with a population of just over 1,100 inhabitants, is a testament to timeless French rural life. Its character is defined by well-preserved ancient stone houses, a charming church that dates back to the 14th century, and a palpable sense of history that permeates its quaint streets. Surrounded by the verdant, rolling hills and lush forests characteristic of the Limousin, Saint-Germain-les-Belles provides a serene escape for those seeking peace and an authentic taste of French culture away from the more bustling tourist routes.

The village's appeal extends beyond its historical charm to its strong connection with nature and outdoor leisure. Just a short walk from the village centre lies a beautifully maintained parkland, complete with a serene lake and a sandy beach. This idyllic spot is perfect for swimming, fishing, or simply relaxing by the water's edge. Overlooking the lake, a welcoming café/restaurant offers delicious meals, making it an ideal setting for leisurely lunches or evening gatherings. The park also features amenities for outdoor activities, including BBQ areas, tennis courts, and pétanque pitches, fostering a vibrant community spirit and providing ample opportunities for recreation. The surrounding Limousin region, often called the 'land of a thousand lakes,' is a paradise for outdoor enthusiasts, offering extensive hiking and cycling trails, and numerous natural swimming spots.

Saint-Germain-les-Belles maintains a comfortable balance between rural tranquility and accessibility to modern conveniences. The village itself provides all essential shops and eateries, including a bakery, butcher, and a regular Saturday market, where locals and visitors can find fresh regional produce. Its strategic location, just a 10-minute drive from the A20 motorway, offers excellent connectivity. This allows for easy travel north to the larger city of Limoges, renowned for its porcelain and historical sites, which is approximately 30 minutes away. Heading south on the A20 leads to Brive-la-Gaillarde and the stunning landscapes of the Dordogne valley, with its famous rivers, gorges, and prehistoric sites. This positioning makes Saint-Germain-les-Belles an ideal base for exploring a broader swathe of central and southwestern France, including the Lot and Périgord regions.

For international travelers, Saint-Germain-les-Belles is conveniently served by several airports. The nearest airport is Limoges-Bellegarde Airport (LIG), located approximately 46 kilometers (about 40 minutes by car) to the northwest. This airport offers a good selection of flights, particularly to the United



Kingdom and other European destinations. Further options for air travel include Brive Dordogne Valley Airport (BVE), around 60 kilometers to the south, and Bergerac Dordogne Périgord Airport (EGC), roughly 100 kilometers to the southwest. For a wider range of international connections, Bordeaux-Mérignac Airport (BOD) and Toulouse-Blagnac Airport (TLS) are also accessible, though they require a longer drive, typically between 2 to 3 hours. The accessibility to these airports makes Saint-Germain-les-Belles a convenient and desirable location for those seeking a charming French retreat.

## MAiN FEATURES:

- \* 44m2 of living space
- \* 1 Bedrooms
- \* 1 Bathroom
- \* Street Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comum

Banheiro: 1  
Pés quadrados acabados: 44 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Sim

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://www.youtube.com/embed/03GSC61pbw4>

## Contact information

IMLIX ID: IX6.980.127



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