



## Property with house, gîte, restaurant and swimming pool



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 352,630.98

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Juillac
CEP:	19350
Adicionado:	18/03/2026

#### Informação adicional:

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 m<sup>2</sup> 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 m<sup>2</sup> 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 (103m<sup>2</sup> 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 (100m<sup>2</sup> 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](http://www.georisques.gouv.fr)



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Condição: Must be reformed  
Construído: 1987

## Comum

Quartos de dormir: 2  
Banheiro: 1  
Pés quadrados acabados: 80 m<sup>2</sup>  
Tamanho do lote: 2925 m<sup>2</sup>

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Coal

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 204

## Building details

Parking: Sim  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informação adicional

URL do site: [http://www.arkadia.com/TXNV-T29746/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29746/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 33D74FA3EFE54391

