



## Excellent 5 Bed House For Sale In Marcillac-la-Croisille



### Информация об агенте

|                    |   |
|--------------------|---|
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### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 256,004.29 |

### Местоположение

|                  |   |
|------------------|---|
| Страна:          | Франция   |
| Область:         | Nouvelle-Aquitaine  |
| Город:           | Marcillac-la-Croisille  |
| Адрес:           | Rte de Chiniac  |
| Почтовый индекс: | 19320   |
| Добавлено:       | 21.05.2025  |
| Описание:        | Excellent 5 Bed House For Sale In Marcillac-la-Croisille France |

Esales Property ID: es5554618

### Property Location

14 Rte de Chiniac, 19320 Marcillac-la-Croisille, France

### Property Details

An Idyllic French Countryside Retreat: A Spacious 5-Bedroom Home for Sale in Marcillac-la-Croisille, Corrèze

Nestled in the serene and picturesque commune of Marcillac-la-Croisille, in the heart of France's Nouvelle-Aquitaine region, lies an exceptional 5-bedroom house offering a perfect blend of comfortable



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family living and idyllic rural charm. This stone-built residence, thoughtfully updated and meticulously maintained, presents a unique opportunity to embrace the quintessential French countryside lifestyle, surrounded by breathtaking natural beauty and a vibrant local community.

## A Home of Enduring Quality and Thoughtful Renovation

This substantial property, measuring approximately 10 meters by 10 meters in its main footprint, showcases the timeless appeal of traditional stone construction, which has been meticulously repointed, ensuring both structural integrity and aesthetic appeal. The current owners have invested significantly in modernizing the home, evident in the renewed electrical wiring throughout, comprehensive insulation, and the installation of double-glazed windows, enhancing both energy efficiency and comfort. A new boiler and water heater, installed just five months ago, provide reliable and efficient heating and hot water, underscoring the property's readiness for immediate occupancy. The laundry room, a practical and essential space, is fully equipped with white goods, which will remain with the house, offering added convenience for the new owners. The large basement, accessible via an internal staircase, is a versatile space capable of accommodating two to three cars, in addition to housing the new boiler and water heater. It also offers ample storage, likely to include various tools and paint, providing a practical foundation for any future projects or simply everyday storage needs.

## Thoughtfully Designed Living Spaces Across Multiple Levels

This inviting home boasts a well-thought-out layout designed for comfort and functionality across its levels. The main living area features a spacious living room that also serves as the dining room, creating a welcoming hub for family gatherings and entertaining. The kitchen, installed just a few years ago, is a testament to the property's recent upgrades, offering a modern and efficient space for culinary endeavors.

The house offers five bedrooms, four of which are generous doubles, providing ample accommodation for a family or guests. The fifth bedroom, currently configured as a child's room, is equally versatile and could easily adapt to a home office or hobby space. On the lower floor, there's a convenient ensuite bedroom with a small dressing room, offering privacy and comfort, ideal for guests or as a master on the main level. A large main bathroom and a separate, newly installed toilet on the lower floor cater to the practical needs of a busy household.

To ensure a seamless transition for the new owners, the sale includes valuable furnishings: one double bed and two single beds will remain, along with the entire living room furniture set. This 'turnkey' aspect allows for immediate enjoyment of the property without the immediate need for extensive furnishing.

## Prime Location: Village Amenities and Lakeside Serenity on Your Doorstep

The exceptional appeal of this property extends far beyond its four walls, thanks to its prime location in Marcillac-la-Croisille. The heart of the village is just a five-minute walk away, offering convenient access to a full range of essential amenities. This includes schools, a doctor's surgery, a bank, a chemist, and a supermarket, ensuring that daily needs are easily met without the reliance on a car. This accessibility fosters a strong sense of community and provides genuine convenience for residents of all ages.



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Adding to the lifestyle appeal, the magnificent Lac de la Valette is also just a five-minute walk away. This expansive lake is a vibrant hub of activity, offering everything you could possibly desire for recreation and leisure. From swimming and sunbathing on its supervised beaches during the summer months to a wide array of water sports such as canoeing, sailing, paddleboarding, and waterskiing at the Marcillac Sports Nature Station, the lake provides endless opportunities for outdoor enjoyment. Beyond the water, the surrounding area is a paradise for hikers and nature lovers, with numerous trails winding through lush forests. This unique combination of accessible village amenities and immediate access to a stunning natural playground truly makes Marcillac-la-Croisille a highly desirable location for a permanent residence or a tranquil holiday home.

### A Cherished Home Ready for a New Chapter

This beautiful home at 14 Route de Chiniac, Marcillac-la-Croisille, Limousin, France, is offered for sale at 220,000 Euros. It represents an outstanding opportunity to acquire a well-maintained and thoughtfully upgraded property in a highly sought-after region of France. The property's history is deeply personal, having been a cherished family home. The decision to sell comes during a difficult time, following the recent passing of the owner's husband, making it a particularly poignant transition.

The quality of the garden is evident from the accompanying photographs, showcasing a well-kept outdoor space that complements the charm of the house. Prospective buyers can rest assured regarding the legal aspects of the sale, as all necessary deeds and legal documentation will be readily available from the Notaire in Lapleau, ensuring a transparent and legally secure transaction.

### Seamless Connectivity: Nearest Airports for Easy Access

For both international buyers and those traveling within France, Marcillac-la-Croisille benefits from reasonable proximity to several airports, facilitating convenient access to this idyllic region. The most convenient option for many travelers is Brive–Souillac Airport (BVE), situated approximately 48 kilometers from Marcillac-la-Croisille. This regional airport offers connections that are particularly useful for those flying into the greater Dordogne area.

Further afield, but providing a wider range of flight options, is Limoges Airport (LIG). While the drive from Limoges to Marcillac-la-Croisille is longer, it can offer more diverse routes and potentially more frequent flights from various European cities. Another viable, albeit more distant, alternative is Clermont-Ferrand Auvergne Airport (CFE), which also serves a broader network of destinations. For all these airports, particularly Brive–Souillac, prospective buyers and visitors are advised to check current flight schedules and consider arranging car rental in advance, as this offers the most flexible and direct way to reach Marcillac-la-Croisille and explore the enchanting surrounding region. The excellent road networks in this part of France ensure a relatively smooth journey from any of these hubs to your new home in Marcillac-la-Croisille.

This property represents more than just a house; it's an opportunity to embrace a tranquil and fulfilling lifestyle in one of France's most beautiful regions. With its well-appointed interiors, recent upgrades, and an unbeatable location that combines village convenience with immediate access to stunning natural amenities, this home is ready for its next chapter and eager to welcome its new owners.



## ABOUT THE AREA

Nestled in the heart of the Corrèze department in the Nouvelle-Aquitaine region of France, Marcillac-la-Croisille is a picturesque commune renowned for its tranquil natural beauty and a myriad of outdoor activities. This charming village is situated amidst stunning landscapes, bordered by the Doustre, Luzège, and Dordogne gorges, offering a diverse panorama of endless forests, serene lakes, and sun-drenched plateaus. As a 'Station Verte' (green resort), it provides an ideal setting for hiking, water sports, and relaxation, making it a true haven for those seeking a peaceful retreat and reconnection with nature.

The focal point of Marcillac-la-Croisille's leisure offerings is the expansive Lac de la Valette, a 230-hectare lake featuring two supervised beaches (during July and August) perfect for swimming and sunbathing. The Marcillac Sports Nature Station, located on the lake, is a hub for outdoor enthusiasts, offering a wide array of activities such as canoeing, sailing, paddleboarding, waterskiing, archery, mountain biking, tree climbing (accrobranche), and orienteering. Beyond water-based pursuits, visitors can explore numerous hiking trails that wind through the beautiful Corrèze forests, discover hidden gems like the village of Nougéin and the Bardot garden, or venture to the Roc du Busatier for breathtaking panoramic views over the Dordogne gorges.

For travelers reaching Marcillac-la-Croisille, several airports provide access to this scenic region. The closest significant airport is Brive-Souillac Airport (BVE), located approximately 48 kilometers away. While primarily serving tourist movements into the Dordogne area, it offers a convenient entry point. Other viable options include Limoges Airport (LIG), which is further afield but provides additional flight connections, and Clermont-Ferrand Auvergne Airport (CFE), also a considerable distance but serving a wider range of destinations. Visitors should check flight schedules and consider car rental for easy access to Marcillac-la-Croisille from these airports.

Beyond its natural allure, Marcillac-la-Croisille and its surroundings boast a rich cultural heritage. The village itself features traditional stone houses and Romanesque churches, offering glimpses into its past. Nearby attractions include the historic Château de Sédières, which hosts exhibitions and cultural events, and the impressive Viaduct des Rochers Noirs spanning the Luzège gorges. Local markets every Tuesday morning and aperitif concerts in July and August add to the village's vibrant atmosphere, providing opportunities to experience authentic French life and local produce. Whether seeking adventure or tranquility, Marcillac-la-Croisille offers a quintessential French countryside experience.

## MAiN FEATURES:

- \* 200m<sup>2</sup> of living space
- \* 2000m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 3 Bathrooms
- \* Stunning 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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## Общие

|                 |          |
|-----------------|----------|
| Спальни:        | 5        |
| Ванные комнаты: | 3        |
| Готовые кв.м.:  | 200 кв м |

## Utility details

|          |    |
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| Heating: | да |
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## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.923.429 |
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