



## PANORAMA D'EXCEPTION ET CHARME AUTHENTIQUE-GÎTE PRÊT À EXPLOITER !



### Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 692,896.11

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Uzerche
Posta kodu:	19140
Yayınlandı:	28.06.2025

### Açıklama:

Nestled in the heart of Uzerche—a charming village recognized as a “Village étape” and ranked among the 100 most beautiful detours in France—this character property beautifully blends authenticity, modern comfort, and strong potential for family or tourist accommodation.

This guesthouse, named “A Perle de Vue”, instantly captivates with its privileged setting and breathtaking panoramic views over the "Pearl of the Limousin."

Rated 4 stars as a furnished holiday rental and awarded 4 ears of corn by Gîtes de France (renewed in 2022), the house offers approximately 300 sqm of living space, spread over 9 rooms, including 7 bedrooms and 6 bathrooms, comfortably accommodating up to 14 guests.

It is ideal for hosting a large family year-round or generating attractive rental income, particularly during holiday seasons.

Outside, a heated swimming pool (10 x 4.5 m), perfectly integrated into the natural landscape, invites you to relax.

The absence of overlooking neighbors ensures complete privacy.

Heating is provided by an oil-fired boiler, and hot water is efficiently supplied by four high-performance solar panels, offering an economical and sustainable solution throughout the year.



In addition, the property includes an independent building over three levels, offering approximately 150 sqm, the result of a careful conversion of a former workshop.

This space currently features a well-designed apartment that could generate a monthly rental income of €700 to €800, or serve as accommodation for family members, a remote workspace, or an artist's studio.

The gîte currently brings in around €30,000 per year, mostly during school holidays, offering excellent potential for off-season and midweek bookings through online platforms.

This rare and charming property is perfectly suited for a large family—as a main or second home—or for an ambitious tourism project that's already proven successful.

A true gem to discover without delay.

Yıl: 1953

## Genel Bilgiler

Yatak odası:	7
Banyo:	6
Bitmiş metrekare:	300 m2
Arazi Büyüklüğü:	1516 m2

## Room details

Total rooms:	9
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	206
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## Building details

Parking:	Evet
Outdoor Amenities:	Pool

## Rental details

Furnished:	Evet
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## Lease terms

Date Available:	
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## Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/AGHX-T654085/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/AGHX-T654085/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1476510
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