



## listing



### 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 623,664.17

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Juillac
Yayınlandı:	05.06.2025

### Açıklama:

Nestled in a quiet hamlet in Correze, in the Nouvelle Aquitaine region of France you will find this real gem of a property. It consists of a main house with 5 bedrooms and 4 bathrooms, while alongside there is a newly converted separate annexe. Currently the annexe is used at the garden level as a salon/dining room with a fully fitted kitchen (15m) and utility area with a separated storeroom and WC. Lots of seating space outside to take advantage of the magnificent vistas at the rear of the property. The 1st floor of the annexe has separate access via a stone staircase outside to another double bedroom with a high-quality en suite shower room. It has a reversible air/heating unit in the bedroom. The use of this beautiful, converted building is very flexible. At present the owners use the building as a space for BnB guests (a future owner would need to obtain necessary permission and appropriate business registration to continue this type of activity), however this building is versatile and could easily change into a yoga room/studio/gallery, or spacious (38m) extra accommodation. A wood-burning stove makes the space really cozy. There is a reversible heat pump (hot/cold) in the living room and another in the hallway. The main house downstairs, has a large bright open plan living/dining room (partly double height) with a cozy stone fireplace and wood burning stove and sliding doors out to the back terrace and garden where you have a perfect spot to eat and entertain guests. A large window faces the front which ensures the living room is light and gives a spacious impression. There are 2 reversible heat pumps that service the living room, and the kitchen has its own reversible unit too. Beyond the living room is a fully fitted kitchen also with access to the terrace and rear garden. Behind the kitchen, a corridor leads to a utility room, a downstairs shower room and separate WC. Upstairs on the first floor a spacious mezzanine area overlooking the garden is used as an office/snug, television room. A corridor behind leads to 3 bedrooms and 2 shower rooms and then on the 2nd floor, there are 2 other bedrooms with their own high spec shower rooms. 3 out of 5 of these bedrooms in the main house could be rented without impeding on the



owner's accommodation at all, since those are accessible via a side entrance to the house and a lockable section inside. The 4th rental bedroom opportunity is the 1st floor of the separate, annexe. The house layout would easily facilitate adapting with no expense to connect as one large family home if you don't wish to rent any rooms. 3 bedrooms have electric radiators while 2 have sockets for installation of an electric radiator. The windows are wood, double glazed, and everything is of high quality. Furniture can be included in the sale by negotiation. The walls are stone (50cm thickness). Outside the property, overlooking the garden is a wooden covered hangar for comfortable lounging in the shade and another section has a Jacuzzi. At the end of the fully fenced garden is a heated salt pool (7 x 4m) with a solar shower and an electric cover. A stone terrace for your sun beds is alongside to take full advantage of the gorgeous 160-degree countryside views. The garden is nicely private and easy to maintain. A view like this is hard to find and all but one bedroom in the main house along with the open plan ground floor takes full advantage of it. Across the lane at the front of the house, there is a private parking area for up to 8 cars. The internet is high speed fibre. The nearest airport is 35 mins drive in Brive. Surrounding the area are lovely nature walks, countryside and cycle trails. The village of Juillac is 3 minutes by car and has supermarkets, baker, bank, 2 restaurants, outside summer pool, school, farm shop and a couple of doctors. Objat, with its renowned Sunday market is within 10km has restaurants/bars, supermarkets, vets, public lakes, so no shortage of amenities. Arnac -Pompadour is also 10 minutes away. There is a very small stone house down the lane that comes with the property, however it's not habitable at present and has no services attached. This property is spacious, comfortable and practical, offering you the opportunity to combine peace and tranquillity, yet have good amenities close by. It needs to be seen to be appreciated. The view is unforgettable so you may not want to leave.. Price including agency fees : 540 660 € Price excluding agency fees : 510 000 € Buyer commission, tax included: 6%

## Genel Bilgiler

Yatak odası:	6
Banyo:	5
Bitmiş metrekare:	260 m2
Arazi Büyüklüğü:	2274 m2

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Ek Bilgiler

Web Sitesi URL'si:	<a href="http://www.arkadia.com/MLSM-T9850/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T9850/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

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