

A stunning six-bedroom stone house located just a short walk from the heart of Arnac-Pompadour.

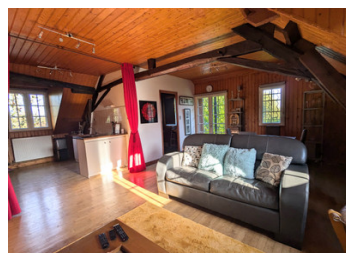


## INFORMATION

Town:	Arnac-Pompadour
Department:	Corrèze
Bed:	6
Bath:	2
Floor:	210 m2
Plot Size:	3078 m2

## IN BRIEF

Welcome to this charming, bright, and spacious home! With 2 ground floor bedrooms and with the first floor offers versatile potential as a self-contained apartment. Enjoy expansive gardens featuring terraced areas. Just a 5-minute walk from the heart of Arnac Pompadour, you'll be surrounded by the beauty of the stunning château overlooking the horse racing arena.



## ENERGY - DPE

DPE blank.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

From the charming front courtyard, a stone staircase leads up to a covered wooden terrace, inviting you into this lovely home.

Kitchen (13m<sup>2</sup>): Equipped with wooden units, an electric oven, electric hob, dishwasher, and extractor fan & tiled flooring.

Dining Room (37.8 m<sup>2</sup>): Bright and airy, with double patio doors opening onto the rear terrace and garden. This room includes lovely tiled floors.

Living Area (16 m<sup>2</sup>): Open to the dining room, this cozy space features a chimney with an insert wood burner and exposed beams.

Bedroom 1 (Ground Floor) (14.5 m<sup>2</sup>): Comfortable with wood flooring.

Bedroom 2 (Ground Floor) (10 m<sup>2</sup>): Carpeted with inbuilt shelving for added convenience.

Bathroom (5.1 m<sup>2</sup>): Fitted with a bath, sink, bidet, and a separate WC.

A large entrance with inbuilt shelves.

A wooden staircase from the dining room leads to the first floor, where a long central corridor connects four additional bedrooms, all featuring wooden floors, dormer windows, and exposed beams. The entire first floor boasts double-glazed windows.

Bedroom 3 (12.8 m<sup>2</sup>)

Bedroom 4 (11.7 m<sup>2</sup>)

Bedroom 5 (9 m<sup>2</sup>)

Bedroom 6 (9.6 m<sup>2</sup>)

At the end of the corridor is a spacious sitting area (20.6 m<sup>2</sup>) with access to an outdoor staircase leading to the garden. Adjacent is a small kitchen area (9.5 m<sup>2</sup>) with built-in storage. A bathroom (5.8 m<sup>2</sup>) includes a bath, shower unit, sink, and WC. This entire floor could easily function as a self-contained apartment or a B&B.

Additional Features:

A large cellar, divided into three sections, with access from both inside the house and outside via...