

Versatile 5-Bedroom Home with Gîte Potential and Large Garden in the equestrian town of Arnac-Pompadour.



## INFORMATION

Town:	Arnac-Pompadour
Department:	Corrèze
Bed:	5
Bath:	4
Floor:	172 m2
Plot Size:	1762 m2

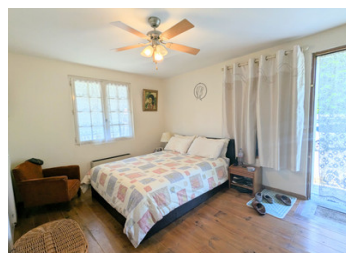
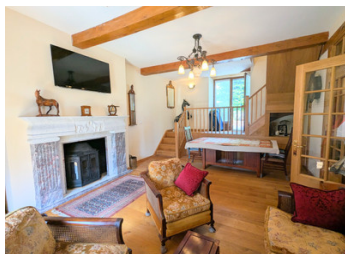
## IN BRIEF

Situated just a short stroll from the heart of Arnac-Pompadour, this spacious and character-filled property offers a combination of flexible living space, outbuildings, and a beautiful garden—perfect for large families, multi-generational living, or as a holiday rental investment.

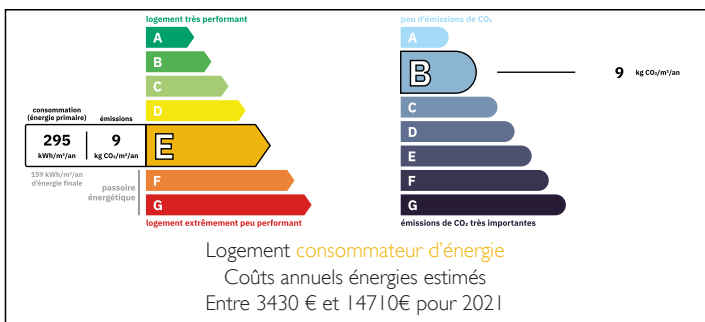
The property is currently arranged into two distinct but connected areas, allowing it to function either as a single spacious home or as two independent dwellings.

To the rear, enjoy private gardens, perfect for relaxing or entertaining outdoors. The property also features a workshop and a hangar

With the convenience of all amenities nearby, this is a rare find offering both comfort and flexibility in the heart of the Corrèze



## ENERGY - DPE



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.



## DESCRIPTION

Gîte / Secondary Living Space:

Kitchen (11.5m<sup>2</sup>) with tiled floor, wooden cabinetry, and direct access to a side terrace

Living room (7.2m<sup>2</sup>) with a cosy wood burner

Two bedrooms and 2 bathrooms

Linked to the main house by an internal door, which can be closed off for privacy

Main Residence – Converted Barn:

Spacious living room (29m<sup>2</sup>) with oak flooring and a wood burner set in a chimney surround designed by an English Master carver.

Dining room (29m<sup>2</sup>) featuring oak floors and large patio doors in place of the old barn doors, offering plenty of light and a lovely indoor-outdoor flow

Garage (22m<sup>2</sup>) accessible from the dining room – ideal for conversion into a kitchen if a second independent home is desired

Upstairs are two bedrooms (19.6m<sup>2</sup>, 17.9m<sup>2</sup>) plus a 3rd bedroom (12.7m<sup>2</sup>) with en-suite shower room. There is also a family bathroom with bath, shower, hand basin, and WC

Outdoor Features:

Generous garden to the rear, home to mature chestnut, apple, cherry, and mirabelle trees

Hangar, workshop, and additional storage rooms

Off-road parking

Connected to mains drainage

Location:

Located in the historic village of Amac-Pompadour, renowned for its château overlooking the horse-racing hippodrome and as the national stud for Anglo-Arabian horses, the property enjoys both tranquility and rich cultural heritage on its doorstep.

This is a fantastic opportunity to purchase a flexible, well-located property in the heart of rural France—with charm, space, and income potential all

## LOCAL TAXES

**Taxe foncière: 1250 EUR**

**Taxe habitation: EUR**

## NOTES