

Countryside location for this renovated stone cottage with a second house/gite, large barn and 6ha with woods.



INFORMATION

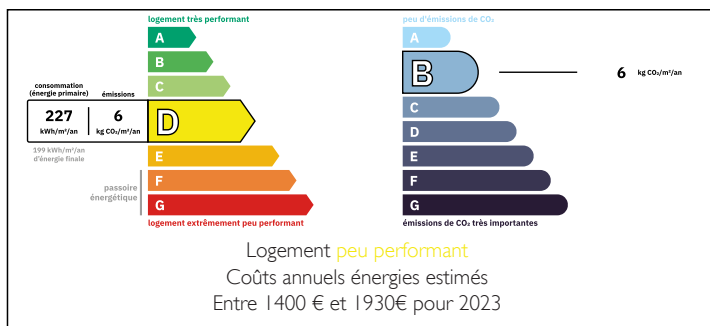
Town:	Arnac-Pompadour
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	215 m2
Plot Size:	59930 m2

IN BRIEF

A delightful, renovated property full of character and charm, sympathetically updated while retaining many original features. This versatile home offers generous living space, outbuildings, land, and the added benefit of a second dwelling with gîte potential.



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.



LOCAL TAXES

Taxe foncière: 1900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor, the main house features a well-appointed kitchen (15.9m²), a spacious dining room (24.2m²) and a cosy lounge (22.16m²) both showcasing beautiful fireplaces. Exposed beams throughout add rustic appeal, and the atmosphere is both warm and inviting.

A staircase leads to the first floor, where you'll find an office/bedroom (4.34m²) with a balcony, two further bedrooms (10m) (14.3m²) each with balconies, and a family bathroom complete (4.43m²) with bath, shower, WC and sink.

The lower level includes a characterful cellar (21.78m²), currently used as a snug and for wine storage. There is also an additional WC and a dedicated laundry room (18.77m²). The property benefits from wall insulation, double glazing, and an underfloor heating system that is installed but not yet connected—offering scope for future comfort improvements.

Outside, a large two-level barn provides ample space for vehicle storage, workshops, or general use. The generously sized plot of land (59,930m²) includes walnut and cherry trees, a large polytunnel ideal for gardening enthusiasts, woodlands and a charming garden cabin (12.1m²) powered by solar panels—ideal as a retreat, studio, or home office.

Second Property (Gîte Potential):

A separate, self-contained second dwelling offers an open-plan studio layout (61.9m²) comprising a kitchen, lounge area, and stairs leading to a mezzanine bedroom (19.1m²) and shower room with WC (8.4m²). This space is perfect for guests, extended family, or holiday rental income.

This is a rare opportunity to own a flexible and characterful property with income potential, sustainability features, and beautiful outdoor...