

Stylishly modernised villa with swimming pool and jacuzzi



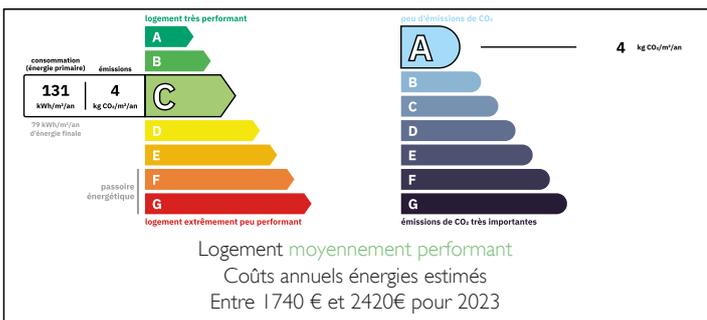
INFORMATION

Town:	Neuvic
Department:	Corrèze
Bed:	4
Bath:	2
Floor:	207 m ²
Plot Size:	893 m ²

IN BRIEF

Neuvic, one of the largest communes in Corrèze, lies in the heart of the Massif Central on a 630 m plateau overlooking the Triouzoune River, just west of the Haute-Dordogne gorges. This vibrant tourist town comes alive in summer, centred around Lac de la Triouzoune, a 410-hectare lake awarded the European Blue Flag and Handiplage labels. From July to August, lifeguards supervise swimming while visitors enjoy fishing, sailing, windsurfing, canoeing, kayaking, water and jet skiing, pedal boats, boat trips and electric bike rentals. Overlooking the lake, the year-round Neuvic Golf Course offers sweeping views of the Cantal Mountains, Puy Mary and the Sancy Massif. Neuvic also invites exploration with its equestrian centre, sports hall, cinema, five-hectare Arboretum with 300 tree species, English-style parklands and a wealth of historical sites.

ENERGY - DPE



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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

Just a short stroll from the heart of Neuvic, this stylishly modernised family home combines contemporary comfort with practical living.

Step through the front door into a bright, spacious open-plan area filled with natural light. At its heart is a sleek, fully renovated kitchen featuring a central island, American fridge, oven, and induction hobs—perfect for both everyday living and entertaining. The adjoining dining area, complete with a charming fireplace, offers a welcoming space for family meals or gatherings with friends, while a cosy lounge at the far end provides the ideal spot to relax and unwind.

Also on the ground floor is a generously sized bedroom with its own shower and ample storage, along with a convenient separate WC.

Upstairs, you'll find three well-proportioned bedrooms, a versatile mezzanine area with handy storage, and a family bathroom.

The basement spans nearly 120m² and includes a double garage, a storage room, a space for heating and pool equipment, and a 34m² space currently used for commercial purposes—offering excellent potential for a home business or studio.

Outside, the enclosed garden is perfect for outdoor dining and leisure, complete with a private in-ground swimming pool and jacuzzi for warm summer days.

Energy efficiency has been carefully addressed, with recent upgrades (completed in 2022) including insulation of the exterior walls, attic, and basement, a thermodynamic water heater, and two Chaffoteaux heat pumps.

For more information and photos please email the agent, Sheila Jackson.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: EUR

NOTES