

Elegant 5-Bedroom Stone House in Arnac-Pompadour. Immaculate condition, bright and spacious. A rare gem!



## INFORMATION

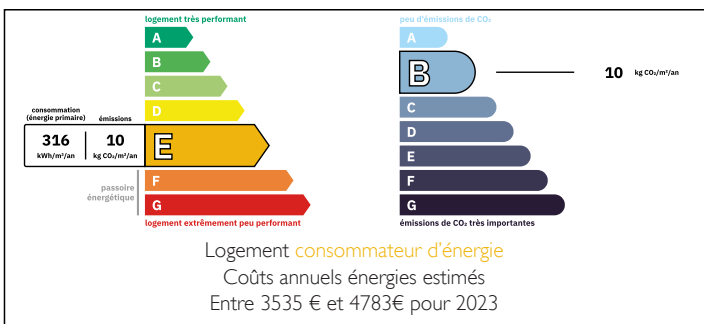
Town:	Arnac-Pompadour
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	164 m <sup>2</sup>
Plot Size:	1216 m <sup>2</sup>

## IN BRIEF

This charming, bright and spacious 5-bedroom stone house, built in 1910, is situated on the outskirts of Arnac-Pompadour, a town celebrated for its equestrian heritage. Home to the national stud for Anglo-Arab horses and featuring a racecourse under the gaze of the magnificent Château de Pompadour, the location blends historic charm with modern convenience.



## 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

The ground floor offers spacious and versatile living spaces, including a 29m<sup>2</sup> living room with exposed beams, oak flooring and an insert wood burner, which provides a cozy centerpiece and efficient heating. French doors lead to a large 25m<sup>2</sup> terrace, perfect for outdoor dining and entertaining with lovely views over the garden.

The 11.7m<sup>2</sup> kitchen is well-appointed with white units, an electric oven and hob, and tiled flooring, creating a bright and functional cooking space.

A 11.6m<sup>2</sup> room, again with oak flooring, offers flexibility as an office or a ground floor bedroom. Ground floor shower room with separate WC. Rear entrance to the gardens adding a practicality to this level.

The first floor features four well-proportioned bedrooms (14.8m<sup>2</sup>, 12.9m<sup>2</sup>, 15.5m<sup>2</sup>, and 11.6m<sup>2</sup>) all with oak flooring. A modern bathroom with a large shower and a double sink unit plus a separate WC.

On the third floor, the converted attic presents a vast and versatile space that could serve as one large bedroom, games room, or could be divided to create additional bedrooms with a bathroom. A great space with exposed wood beams.

The property boasts ample storage throughout, including a basement ideal as a utility plus workshop, complete with a WC. There's an additional storage room beneath the terrace and a 30m<sup>2</sup> double open garage. The garden surround the property, offering space for relaxation and outdoor activities.

With mains drainage, double glazing, and heating provided by the living room wood burner and the latest...

## LOCAL TAXES

**Taxe foncière:** 1190 EUR

**Taxe habitation:** EUR

## NOTES