

Stunning location for this 2-Bedroom Stone Cottage with Private Fishing Lake



INFORMATION

Town:	Arnac-Pompadour
Department:	Corrèze
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	29627 m2

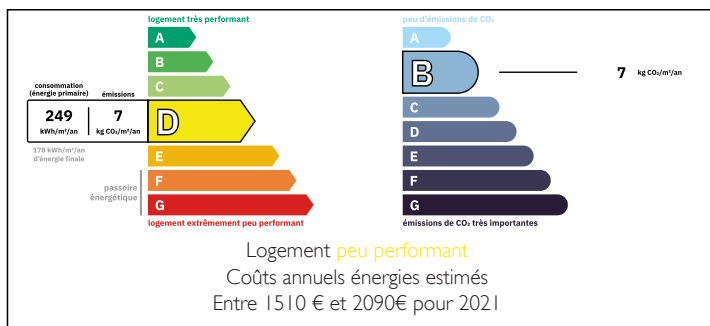
IN BRIEF

Tucked away in a secluded location near Arnac Pompadour, this beautifully renovated 2-bedroom stone cottage offers the perfect retreat for those seeking peace, privacy, and natural beauty. Set on a generous 2.96 hectares of land, including woodlands, the property features a private fishing lake, a sunken above-ground pool, and ample outdoor space to enjoy the tranquil surroundings.

The cottage combines rustic charm with modern comfort, showcasing exposed stone walls, wood beams, and plenty of natural light throughout.



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

On the ground floor, you'll find a spacious 25m² kitchen/dining room with tiled flooring and a cozy wood burner. The kitchen features a central island and includes a gas hob & electric oven. Two large sliding patio doors open to a covered terrace, perfect for al fresco dining, while an additional patio door leads to a small rear terrace.

The expansive 41m² living room exudes character with its exposed stone walls and beams, and is complemented by a wood burner that adds both warmth and ambiance. A door leads directly into the garden, where you can enjoy views of the beautiful landscape and the serene lake.

The ground floor also includes a bedroom (8m²) and a utility room (7.2m²) with a WC, which could easily be converted into a shower room if desired.

Upstairs, there is a bright and airy bedroom with exposed beams adding rustic charm. This bedroom opens into its own private bathroom, which includes a shower, hand basin, and WC. A reversible air conditioning unit ensures comfort year-round.

Outside, the covered terrace overlooks the beautifully maintained gardens, which lead down to the private fishing lake, offering a perfect place to relax and unwind. The property also features a sunken above-ground pool with a sun terrace, ideal for enjoying the warm weather. A hangar provides convenient parking for a car. The house is connected to a septic tank. Additionally, a well is located on-site.

The fishing lake, which is approx 6500m², is the key...

LOCAL TAXES

Taxe foncière: 1023 EUR

Taxe habitation: EUR

NOTES