

Charming Former Farm with Small Lake, 5-Bedroom House & Outbuildings on 7.3ha in Peaceful Hamlet



INFORMATION

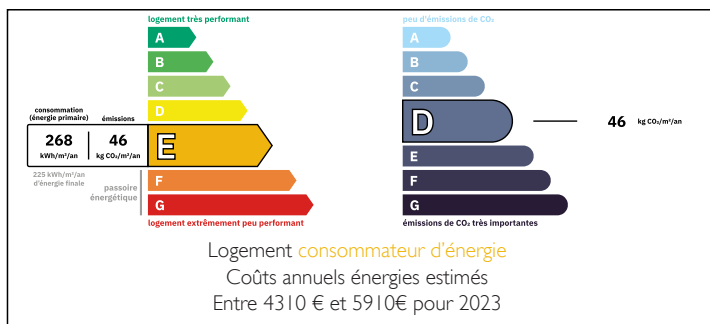
Town:	Saint-Julien-le-Vendômois
Department:	Corrèze
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	73380 m2



IN BRIEF

In the heart of a tranquil hamlet in St Julien le Vendômois, this 7.3-hectare former farm offers a spacious 5-bedroom house, numerous outbuildings, and a private lake. Bursting with potential for renovation, rural tourism, or self-sufficiency, this property is a rare find in the Corrèze countryside.

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

Located in a peaceful hamlet in St Julien le Vendomois, this former farm offers an extraordinary opportunity with over 7.3 hectares of land, a private lake, and a wealth of buildings ideal for agricultural, residential, or tourism purposes.

The main 5-bedroom stone house, with double glazing throughout, is full of rustic charm and renovation potential. The spacious kitchen (22.7m²) features an open fireplace and leads into a large living/dining room (40m²) with parquet flooring and garden access. From this dining room, stairs lead to an upper-level bedroom (13m²) and WC.

On the ground floor, you'll find a bedroom (23.6m²) with en-suite shower room, and an adjacent versatile room (possible 6th bedroom or living space) with a private external entrance. This wing could be separated to create a self-contained rental or holiday let.

The main stairs from the kitchen leads to a first floor with three more bedrooms (15m², 17m², 9.2m²), a WC, a bathroom (4.8m²), and three small attic spaces for storage. The home is heated by oil-fired central heating and includes a large cellar (split into 37m² and 21m² sections).

Across from the house is a substantial barn (+300m²) divided into workshops, stables, and an open central section. Additional buildings include:

Garage with hangar

Second smaller barn with hangar

Old piggery with upper floor, workshop & bread oven

Four agricultural buildings, ideal for storage or rental use—potentially even campervan storage

The grounds are teeming with life, featuring a

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES