



## 2 Bedroom Farmhouse,

19230, Arnac Pompadour, Corrèze, Nouvelle Aquitaine

€170,400

Ref: 13256-958

\* Available \* 2 Beds \* 1 Bath

Beautiful farmhouse in good condition, under renovation, in closed courtyard, with 436m<sup>2</sup> of beautiful outbuildings on 6764m<sup>2</sup> of adjoining land and fenced with views of the pond neighbor. The stone

## Property Description

Beautiful farmhouse in good condition, under renovation, in closed courtyard, with 436m<sup>2</sup> of beautiful outbuildings on 6764m<sup>2</sup> of adjoining land and fenced with views of the pond neighbor. The stone house built on the basement, 73 m<sup>2</sup> living space, includes: on the ground floor a kitchen 18 m<sup>2</sup>, with recent wood stove, a dining room 13 m<sup>2</sup>, 2 bedrooms: 12 m<sup>2</sup>, each one bathroom and toilet 8.70 m<sup>2</sup>. 1st floor: convertible on the whole, during insulation work. New exterior joinery, double glazing. Sanitation compliant. Very nice bread oven suitable for conversion 18.27 m<sup>2</sup> with sink, floor suitable for conversion. Roofs of the whole in good condition. A well feeds the house plus public network. Lovely farmhouse in good condition, set in an enclosed courtyard; property benefits of 436m<sup>2</sup> of nice outbuildings, which are all around 6764 m<sup>2</sup> of enclosed land. Nice view over the lake. The stone built property of 73 m<sup>2</sup> of living area. Ground floor comprises of a kitchen (18 m<sup>2</sup>), with a recent wood burning stove, a dining room (13 m<sup>2</sup>), 2 bedrooms (12 m<sup>2</sup> each); shower room and toilet (8.70 m<sup>2</sup>). First floor is suitable for conversion; insulation works are being done at the moment. Exterior woodwork with double glazing. Waste water system installed according to latest norms. A very nice bread oven of 18.27 m<sup>2</sup> which can be converted, it includes a sink and a first floor which is also suitable for conversion. Roofs all in good condition. Water supply by the public water company.

