

## Charming Former Farm with 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 m <sup>2</sup>
Plot Size:	73380 m <sup>2</sup>

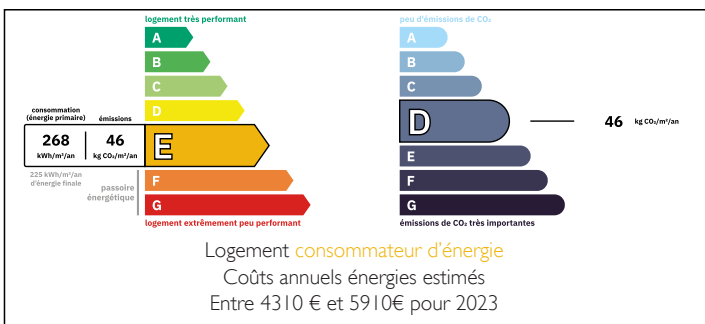


## IN BRIEF

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



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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

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 (22.7m<sup>2</sup>) features an open fireplace and leads into a large living/dining room (40m<sup>2</sup>) with parquet flooring and garden access. From this dining room, stairs lead to an upper-level bedroom (13m<sup>2</sup>) and WC

On the ground floor, you'll find a bedroom (23.6m<sup>2</sup>) 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 (15m<sup>2</sup>, 17m<sup>2</sup>, 9.2m<sup>2</sup>), a WC, a bathroom (4.8m<sup>2</sup>), and three small attic spaces for storage. The home is heated by oil-fired central heating and includes a large cellar (split into 37m<sup>2</sup> and 21m<sup>2</sup> sections).

Across from the house is a substantial barn (+300m<sup>2</sup>) 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