LEGGETT
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Ref: A39785AMC19 Price: 136 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (127 000 EUR without fees)

4-Bed Family Home, ready for modernisation, outbuildings & Garden in Arnac-Pompadour- Cité du Cheval















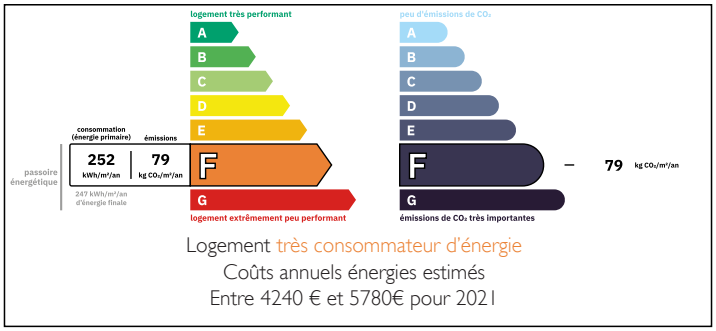
INFORMATION

Town:	Arnac-Pompadour
Department:	Corrèze
Bed:	4
Bath:	0
Floor:	135 m2
Plot Size:	1781 m2

IN BRIEF

Spacious 4-bedroom home in the heart of Arnac-Pompadour, offering a large garden, courtyard, and workshop. In good condition but ready for modernisation, it's the perfect opportunity to create a contemporary family home with character in a central location.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4240 € et 5780€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

Set on a generous 1,781m² plot, the house benefits from double glazing, mains drainage, and oil-fired central heating.

Step through the veranda entrance into a bright corridor leading to a kitchen (12.1m²) with tiled flooring, a dining room (12m²) with wood floors, and a dual-aspect living room (20.3m²) full of natural light — all offering a fantastic blank canvas to update to contemporary tastes. A ground-floor bedroom (10.8m²) adds flexible space for guests, an office, or hobby room.

Upstairs, three good-sized bedrooms (15.7m², 11.8m², 11.3m²) and a family bathroom (11.3m²) provide ample accommodation. The cellar offers additional storage.

Outside, the large garden is perfect for families or gardening enthusiasts, while the private courtyard includes a workshop, garage, and storage — ideal for practical projects or parking.

This home is in solid condition but needs modernisation and updating, making it a rare opportunity for buyers to create a stylish, contemporary home while benefiting from a prime town-centre location.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES