



## 3 Bed House For Sale In Berneuil



### Info Agente

Nombre:	Niall Madden
Nombre empresa:	Esales Property Limited
País:	Reino Unido
Experiencia since:	2002
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English
Sitio web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 135,000

### Ubicación

País:	Francia
Dirección:	Rte de Poitiers
Código postal:	87300
Publicado:	28/06/2024

### Descripción:

3 Bed House For Sale In Berneuil France

Esales Property ID: es5554207

### Property Location

45 Rue-de-Poiters,

Berneuil, Bellac,

France

### Property Details

Unveiling Potential: A Charming 3-Bedroom Gem Awaits in Berneuil, France



Nestled amidst the rolling hills and picturesque landscapes of Berneuil, a quaint village near Bellac in Haute-Vienne, France, lies a captivating opportunity for those seeking a charming haven or a lucrative investment. This 3-bedroom house, brimming with potential and character, awaits its next chapter, offering a blank canvas for creating your dream French home or a thriving vacation rental business.

## A Story Waiting to be Told: Unveiling the Property's Charm

The house boasts a cozy 60 square meters of living space, perfect for a couple, a small family, or creating a revenue-generating rental property. Step inside and envision the possibilities. The current layout can be personalized to suit your needs. Let your imagination flow as you explore ways to optimize the space for modern living while retaining the rustic charm.

## A Private Oasis Awaits: The Allure of the Garden Room

Beyond the main house lies a hidden gem – a private garden room. This versatile space presents a plethora of possibilities. Currently undeveloped, it offers the potential to be transformed into an extension of the living area, a home office bathed in natural light, a dedicated art studio, or even a cozy reading nook. For the entrepreneur, this space holds the key to unlocking significant rental income. With some creative renovation, it could be converted into a self-contained guest suite, perfect for attracting holidaymakers seeking a taste of rural French life.

## Embrace the Potential: Transforming the Garden Room into an Airbnb Haven

Imagine the possibilities. Envision installing large windows to bathe the space in natural light, creating a connection to the surrounding greenery. A well-placed kitchenette allows guests to prepare light meals and enjoy the tranquility of their private retreat. A tastefully designed bathroom adds convenience and functionality. Carefully curated furnishings and décor that reflect the local charm will create a welcoming ambiance for travelers seeking an authentic French experience.

## Strategic Location: Unveiling the Best of Both Worlds

The property's location is a key factor in its appeal. Berneuil offers a peaceful escape, surrounded by rural beauty and breathtaking mountain views. Imagine waking up to fresh air, birdsong, and the gentle rolling hills stretching out before you. This idyllic setting provides a welcome respite from the hustle and bustle of city life. Yet, the convenience of the nearby town of Bellac ensures easy access to daily necessities. Bellac boasts a charming market square, local shops, cafes, and restaurants, allowing you to immerse yourself in the French way of life.

## Beyond the Backyard: Exploring the Enchantment of Berneuil and Bellac

Step outside your doorstep and discover the captivating world that awaits. Explore the winding lanes of Berneuil, stopping to chat with friendly locals and soak up the village atmosphere. Venture further afield and discover the historical and cultural treasures of the region. The historic town of Bellac, with its medieval architecture and rich heritage, is a must-visit. Explore the surrounding countryside, dotted with charming villages, vineyards, and sunflower fields. For the adventurous, hiking and cycling trails weave



through the picturesque landscapes, offering opportunities to commune with nature.

### Investment Potential: A Lucrative Opportunity Awaits

The property's strategic location, coupled with the potential for the garden room conversion, presents a compelling investment opportunity. The flourishing vacation rental market in France, particularly in charming rural locations, ensures a steady stream of potential guests. Imagine the property generating rental income, allowing you to recoup your investment and potentially turn a profit. With careful planning, strategic marketing, and an emphasis on creating a comfortable and inviting guest experience, this property can become a thriving source of income.

### A Project for the Discerning Buyer: Embracing the Journey of Transformation

This property is more than just a house; it's a project waiting to be brought to life. For the individual with a vision and a love for creating something special, this is an opportunity to transform a charming house into a dream home or a lucrative vacation rental. The potential for modernization allows you to personalize the space, injecting your style and taste while preserving the property's inherent charm.

### Taking the First Step: Your French Dream Awaits

Whether you seek a peaceful escape in the French countryside or a strategic investment opportunity, this property in Berneuil offers something special. With its captivating location, the potential-filled garden room, and the chance to create a haven that reflects your unique style, this charming house awaits its next chapter. So, if you're ready to embark on a journey of transformation and embrace the French way of life, contact the listing agent today and take the first step towards making your dream a reality.

## ABOUT THE AREA

Nestled amidst the rolling hills of Haute-Vienne, France, lies the quaint village of Berneuil. This peaceful haven, near the charming town of Bellac, offers a taste of rural French life, far from the clamor of city crowds. Imagine strolling along winding lanes, past charming stone houses adorned with flower boxes. Friendly locals greet you with a smile, and the gentle murmur of a nearby stream fills the air. Here, time seems to slow down, inviting you to savor the simple pleasures – a leisurely breakfast on a sunny terrace, a picnic under a sprawling oak tree, or an evening spent stargazing under a blanket of inky blackness.

Beyond the village itself, captivating landscapes beckon exploration. Rolling hills blanketed in verdant pastures stretch towards the horizon, while in the distance, the majestic peaks of the Massif Central mountain range pierce the clear blue sky. Hiking and cycling trails weave through these picturesque surroundings, offering opportunities to commune with nature and discover hidden waterfalls, wildflower meadows, and serene lakes. For those seeking a touch of history, the nearby town of Bellac boasts a rich heritage, showcased in its medieval architecture, ancient ramparts, and charming market square.

Berneuil's strategic location places you within easy reach of the region's treasures. Explore the historic



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towns and villages that dot the countryside, each with its own unique charm and cultural offerings. Sample local wines at nearby vineyards, savor delectable regional cuisine in traditional French restaurants, or lose yourself in the vibrant atmosphere of farmers' markets overflowing with fresh produce and local crafts. Whether you're seeking a tranquil escape or a base for exploring the richness of the Haute-Vienne department, Berneuil offers the perfect blend of peace, beauty, and cultural immersion.

## MAiN FEATURES:

- \* 60m2 of living space
- \* 300m2 plot
- \* 3 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in France fast online

### **Común**

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	60 m2

### **Lease terms**

Date Available:

### **Información adicional**

Virtual tour URL: [https://www.youtube.com/embed/r9qq0GHJeUc?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/r9qq0GHJeUc?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

### **Contact information**

IMLIX ID: IX5.869.725



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