

Superby situated Perigordine style stone house built ...

Country House For Sale

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Price: €630,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Beynac-Et-Cazenac
Aquitaine, 24220

Superby situated Perigordine style stone house built in 1975 of around 175 m2 of living space, a pool (8m x 4m), outbuilding with car port, all set in around 7000 m2 of wooded grounds with stunning view of the chateau of Beynac... lots of charm, character and serenity and only 10 minutes drive to Sarlat La Caneda in the Perigord Noir of the Dordogne.

Main features :

- spacious house of around 175 m2 of living space with 4 bedrooms and 3 bathrooms
- entrance to the property from a small country lane
- large South-facing terrace, partly covered
- pool with roman steps, solar shower and surrounding terrace, stone pump house
- large wooded grounds of around 7000 m2, of which 440 m2 is completely enclosed
- electric gates, remote controlled, with security camera
- electric central heating (radiators and night store heaters)
- septic tank drainage with soakaway
- flat roof tiles, insulated roof
- double glazing, water softener, 300 litre hot water tank
- outbuilding comprising a car port, workshop and woodstore
- Energy Performance rating in process
- ADSL broadband, WIFI
- all basic amenities including pharmacy in the village of Beynac (3km)
- 50 minutes to the international airports of Bergerac and Brive
- currently a primary residence

The House:

A very pretty house built from local stone in 1975 with 4 bedrooms and 3 bathrooms, large living/dining room with monumental open fireplace, a newly fitted kitchen and large entrance to the front terrace.

On the ground floor (approximately 105 m²) is an entrance hall with marble floor, wooden stairs to the first floor and a large cloakroom cupboard (11.5m²) ; a new fully fitted and equipped kitchen with tiled floor and French windows to the front terrace ; a large living/dining room with open fireplace and marble floor ; 2 large bedrooms (East and West facing) with tiled floor and fitted wardrobes (17m², 16m²) ; a family bathroom with both hydro bath and shower ; a separate toilet ; a corridor with large cupboards housing washing machine and dryer, 300 litre hot water tank and a water softener (6m²).

On the first floor (approximately 70m²) are 2 South-facing bedrooms with en-suite shower rooms (18m², 18m²) and fitted wardrobes ; a separate toilet ; a large room with potential for a 5th bedroom with en-suite (20m²) ; a corridor with large fitted storage cupboards (8m²).

In front of the house is a large partly covered terrace with stunning view over the village of Beynac and its famous chateau, a pretty landscaped garden and the pool area with traditional round stone borie serving as a pump room.

To the East of the house is a long outbuilding with car port, workshop, wood store and fully insulated wine cellar (approximately 50m²).

The property is situated at the end of a small country lane and access is through remote-controlled gates with security camera... and a single circular track has been created to facilitate the circulation of vehicles.

The 7000 m² of grounds are mostly well-maintained woodland comprising 440 m² of completely enclosed grounds around the house for the safety of domestic animals.

A very pretty stone property with a breathtaking view just outside one of the most beautiful and sought-after villages of France on the banks of the Dordogne river... and only 15 minutes from Sarlat and in easy reach of all the tourist sights of the Perigord Noir.

