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**VALLEY OF THE DORDOGNE - CALM et
COMPLETELY PRIVATE ...**

Country House For Sale



Price: €465,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Beynac-Et-Cazenac
Aquitaine, 24220

**VALLEY OF THE DORDOGNE - CALM et COMPLETELY PRIVATE - DOMINANT POSITION -
PROTECTED ENVIRONMENT**

Authentic Perigordine stone house for sale of around 200 m2 of living space set in around 8443 m2 of grounds (garden, woodland, grassland), a restored pigeonier with garage and guest room, large pool (15m x 6m) with newly paved terracing, set high up just outside the medieval village of Beynac et Cazenac and the valley of the 5 chateaux, only 10 minutes from Sarlat La Caneda in the Perigord Noir of the Dordogne.

Main features:

Living space : 200 m2 habitables (environ)

Living rooms: 4

N. bedrooms : 4

Heating : Gas-fired

Fireplace : Yes

Bathrooms : 2

Size of living room : 50m2

Land: 8443 m2 (garden, paddock, wood)

On the ground floor is an entrance with stone floor and large sliding glass windows (veranda 12m2)), a fitted kitchen (16m2) with tiled floor, open plan living room with large inglenook fireplace (25m2) and dining room (25m2) with jute covered wood floor and exposed stone walls, an office with stone floor and large sliding glass doors to the front south facing terrace (13m2).

Solid wood oak stairs from the living room lead up to the first floor where there is a small landing with

bookshelves off which are three bedrooms ((16m², 11m², 11m²), a shower room with large shower and wc (5m²), and a separate toilet.

Above the main bedroom is a further room (12m² approx.) which could be converted into an en-suite bathroom.

All the rooms (except the bathroom) on the first floor have jute covered wood floors.

On the lower ground floor with access from the outside is a large room with pize-style stone floor and large glass windows with views on the garden and pool, currently used as an office (25m²), a storeroom (6m²) and two cellars (18m², 20m²).

The office and adjoining storeroom could be converted into a bedroom with en-suite bathroom for guests or for B et B.

The main house has gas-fired central heating which also supplies constant hot water, a water softener and has its own septic tank.

Opposite the house on the south side is a large pigeonnier restored in the traditional manner and used as a garage on the ground floor (25m²) and a guest room with en-suite shower room and separate wc on the first floor, access is via an outside stone staircase (25m²).

The pigeonnier has its own hot water immersion heater, electric radiators and septic tank. The garage could be converted into further living accommodation if required.

Between the house and the pigeonnier is a large gravelled driveway with parking for a number of cars.

In front of the house is a large terrace with lovely views over the garden, the pool and the countryside beyond, a large flat grassed area with linden blossom tree for shade and edged with a herbacious border of mature trees and shrubs.

Down from the house is the pool area and beyond the pool is a paddock and a small wood providing complete privacy on the east and north sides of the property.

The property stands on around 8443 m² of grounds, and has a selection of plum trees, apple trees, a fig tree, a walnut tree, chestnut trees, and a small vegetable plot.

Access to the property is from a small country lane with panoramic views of 4 chateaux, and a private driveway to the shaded parking area.

Facilities: mains water, electricity, 2 septic tanks. Gas-fired central heating in main house (buried gas tank), electric heating in guest house, water softener, double glazing. ADSL broadband.

A charming, cosy property with character in one of the most sought-after locations of the Perigord Noir. Superb views !

