



Price: €184,000  
Bedrooms: 3  
Bathrooms: -  
M2 Living: -  
M2 Plot: -  
M2 Terrace: -  
Address: Beynac-Et-Cazenac  
Aquitaine,24220

Dordogne Perigord Noir: One-floored villa dating from 1989 with around 92m<sup>2</sup> of living space, comprising an entrance hall, living/dining room, 3 bedrooms, a utility room and 2 adjoining garages, all set in around 2500 m<sup>2</sup> of landscaped grounds between the villages of Beynac et Cazenac in the Perigord Noir of the Dordogne.

The property is set high up with far reaching views in a private, quiet location down a no-through country lane... perfect as a primary or holiday home, or a retirement home, only 10 minutes to Sarlat with all amenities.

#### Main features :

- one-floored South-facing bungalow in excellent condition with around 92m<sup>2</sup> of living space
- large living/dining room with insert wood-burning fire, tiled floor, French windows to South and North (34.64m<sup>2</sup>)
- fitted kitchen with North facing window, tiled floor (10.10 m<sup>2</sup>)
- 3 bedrooms (9.85m<sup>2</sup>, 9.46 m<sup>2</sup>, 9.08m<sup>2</sup>) with laminated wood flooring
- 1 utility room (9.08m<sup>2</sup>)
- bathroom with bath and shower over, white and blue tiles (4.32m<sup>2</sup>)
- separate toilet
- 2 adjoining garages, one used as a workshop
- electric central heating
- septic tank
- double glazing

Outside to the front is a porch and south-facing terrace with stone slabs leading to a landscaped garden with

trees, shrubs and flower beds.

On the west side of the house is a large vegetable plot with wooden garden shed at the top end.

To the east of the house are the adjoining 2 garages and the main entrance with wooden gates leading to a large gravelled parking area.

Behind the house is set to lawn and the whole property is enclosed by mature hedges.

A well-maintained property in a peaceful sought-after location... and close to all the tourist attractions of the Perigord Noir with 2.5 million visitors a year to the area. Easy access to both Sarlat and St Cyprien with all amenities and health facilities.

