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A very pretty group of old stone buildings dating ...

Country House For Sale



**Price:** €399,000

**Bedrooms:** 5

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Beynac-Et-Cazenac

Aquitaine, 24220

A very pretty group of old stone buildings dating from before 1850 with around 200 m<sup>2</sup> of living space in the three separate buildings : a main house on three floors (130 m<sup>2</sup>) ; a small guest house (30 m<sup>2</sup>) and an old house with stone roof (45 m<sup>2</sup>); small outbuildings, a secured pool (12m x 6m), all set on around 1650 m<sup>2</sup> of well-maintained grounds in a peaceful medieval hamlet near to Beynac et Cazenac in the Perigord Noir of the Dordogne.

- 1650 m<sup>2</sup> of adjoining grounds
- 200 m<sup>2</sup> of living space in three separate lodgings
- 6 bedrooms and 3 bathrooms
- 2 large cellars
- boiler room and laundry with sink and wc
- oil-fired central heating (except in the house with stone roof)
- septic tank with grease filter
- a bread oven
- 3 small outbuildings
- a swimming pool with remote-control rigid security cover (12m x 6m)
- a number of small terraces
- ADSL, WIFI

The House (130 m<sup>2</sup>):

Ground floor:

- a north-facing entrance with old stable door and stone sink and south window (4 m<sup>2</sup>)
- a large living/dining room with old inglenook fireplace, parquet floor, beautiful views (45 m<sup>2</sup>)
- large kitchen with tiled floor and access to the east terrace (18 m<sup>2</sup>)

- downstairs bathroom with bath and wash basin, east facing window (4 m2)
- downstairs toilet (2 m2)
- outside access to the boiler room/laundry with sink and wc (8 m2)

#### First floor:

- small landing, with wood floor (5 m2)
- double bedroom with parquet floor (18 m2)
- twin bedroom with parquet floor (12 m2)
- twin bedroom with parquet floor (12 m2)
- a shower room with shower , washbasin and wc (4 m2)

#### Au rez-de-rue:

- a large cellar housing the fuel tank (16 m2)
- a twin bedroom with wc and washbasin (16 m2)

#### The Guest House (30 m2):

- an entrance hall with old stone sink and bench seat (8 m2)
- a double bedroom with south-facing window, carpeted floor (16 m2)
- a newly fitted shower room with wc (6 m2)

#### The Old Stone House with Stone Roof (45 m2):

- a large open plan living area with corner sink and large inglenook fireplace, tiled floor, 2 doors (East and West) and south facing window with views on the valley of the Dordogne (45 m2)
- an attic above with recently revised roof (3 years ago)
- a large cellar underneath with a large trap access to the living room (conversion possible)
- a pretty south-east facing stone terrace in front

Outside, adjoining the Old Stone House, is a bread oven and a small outbuilding which could be converted to enlarge the Old Stone house (i.e.. to add a bathroom or a separate kitchen).

To the side of the Old Stone House is an old outbuilding (probably a pigsty) with original wood door (8 m2).

Between the buildings, there is a pretty courtyard with two separate eating areas (sunny and shaded) and pretty gardens leading across to the enclosed pool area with stunning views over the river valleys below. The pool (12m x 6m) is surrounded by a stone terrace and equipped with a remote-controlled security cover.

Access to the property on the West side is via stone steps leading up to a terrace and the main entrance.

Above the property on the north side is an access on foot, and two private parking spaces.

A beautiful property with lots of charm, comfort and character set in a medieval hamlet near to Beynac et Cazenac and the small town of St Cyprien with all amenities and only 20 minutes from Sarlat and all the tourist sights of the Perigord Noir.