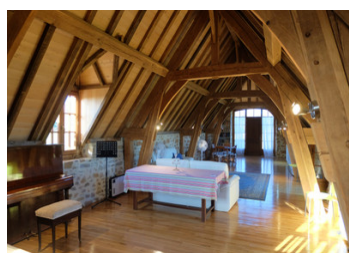


Stunning 3 bed barn conversion in spectacular hilltop setting + 3 acres, close to Dordogne valley



INFORMATION

Town:	Beaulieu-sur-Dordogne
Department:	Corrèze
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	11416 m2



IN BRIEF

* UNDER OFFER * Situated just a short drive from Beaulieu-sur-Dordogne, a thriving medieval town on the banks of the Dordogne river, this beautiful converted stone barn offers the best of all worlds... idyllic and peaceful surroundings within a stone's throw of a wide variety of shops and services! Set out over two floors, the property benefits from a vast open-plan living area on the ground floor, including fitted kitchen, dining area, lounge and even space for a piano. Double doors open onto a balcony with uninterrupted views of the surrounding countryside. Downstairs are 3 double bedrooms, one of which has an ensuite shower room and each with french windows opening onto the terrace in front of the house. There is a second bathroom on this floor which is fully equipped but not yet finished. The grounds of...

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor: The main entrance to the property, which is located on one side of the house at street level, can be accessed either from the driveway which leads through the garden to a parking area next to the house (at lower ground level) or else through a side gate from the road. The front door opens into the main open-plan living area, which measures roughly 100m². To one side is a well-equipped kitchen with views through the window down the valley. This vast living space also includes a dining and seating area, plus a space for a library or music room, but could be divided to suit anyone's specific requirements. Double glazed doors open onto the balcony, which benefits from extensive uninterrupted views over the valley beyond.

Lower ground floor: An impressive wooden staircase leads from the end of the main living area to the lower ground floor, which is where all the sleeping accommodation is situated. There are 3 double bedrooms and one separate bathroom which is fully equipped but is waiting to be properly installed. The main bedroom has an ensuite shower room with WC. All 3 bedrooms have double glazed doors leading out onto the gravelled terrace. There are some finishing touches still to be carried out at this level, including flooring.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Exterior: There is a driveway accessed from a small lane to one side of the land, which leads to the main house, with parking at garden level....