

Superb character stone house, elegantly modernised. Adjoining flat, swimming pool, panoramic views!



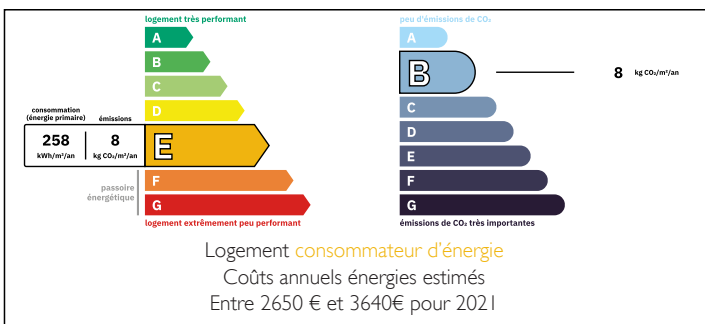
INFORMATION

Town:	Beaulieu-sur-Dordogne
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	190 m ²
Plot Size:	640 m ²

IN BRIEF

Situated a short drive away from the charming town of Beaulieu-sur-Dordogne, this lovely home has been beautifully renovated with taste and style! The property comprises a main house with fully equipped modern kitchen, 2 huge living rooms and 3 bedrooms, two of which have ensuite bathrooms equipped with the latest luxury bathware. In addition, there is a smaller house next door with 2 bedrooms, a kitchen and a bathroom which could serve as extra space for friends and family, or else be let out as a gite to provide extra income. The whole property benefits from a secluded and well-established garden, with several terraces from which to enjoy the amazing views. There is also a large above-ground swimming pool with a shaded summer kitchen. The whole property is tucked away in a tiny hamlet and benefits from privacy...

ENERGY - DPE



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

Both the main house and the gite can be accessed from the lane in the centre of the hamlet, or else from the garden.

MAIN HOUSE: The doorway to the main house from the lane is very imposing! It leads into a large elegant hallway lined with travertine flagstones. An imposing pine staircase leads up to a truly impressive sitting room on the first floor, which benefits from wall-to-wall double-glazed windows and extensive views towards the surrounding hills. This room also has a cathedral ceiling and a powerful woodburner. One of the doors off the entrance hall leads into a well-equipped laundry which also has a shower and WC. There is a door from this utility room into the garden. The kitchen is also accessed from the main hallway. It is open-plan in style, with a fully-equipped cooking area, central island and separate dining area. Next to the kitchen is a large family room with double glazed doors leading onto the lane. This room also benefits from an efficient woodburner. Stairs lead up from the family room to the first floor, which offers 2 beautifully decorated double bedrooms, each with luxurious ensuite bathrooms. There is also a large cupboard off the landing at this level. The staircase continues up to the second floor where you will find the third bedroom, which has been created under the rafters. This bedroom has a cathedral ceiling and there is the possibility of creating a fourth bedroom by opening..

LOCAL TAXES

Taxe foncière: 1382 EUR

Taxe habitation: EUR

NOTES