

Stunning property with pond, heated pool, and tiny house overlooking the valley around Beaulieu-sur-Dordogne



INFORMATION

Town:	Beaulieu-sur-Dordogne
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	190 m2
Plot Size:	7200 m2

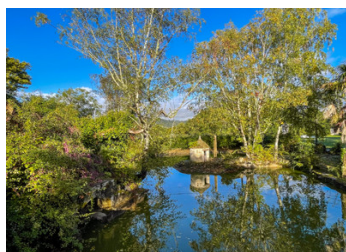
IN BRIEF

A true favourite: this beautiful property sits high above Beaulieu, offering breathtaking panoramic views stretching across the Dordogne Valley.

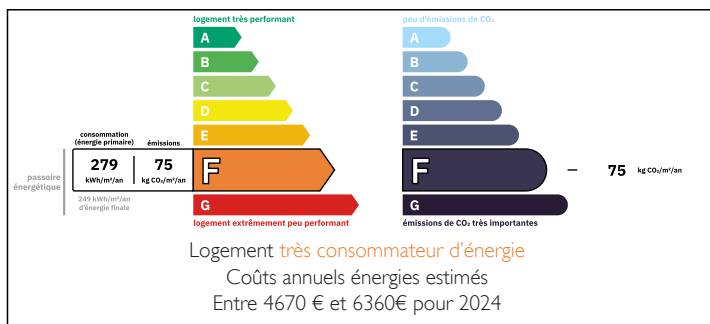
The landscaped pond, complete with a waterfall and cosy seating areas, provides a peaceful retreat. The large heated swimming pool features its own gentle cascade, and the exotic landscaped garden and spacious terrace are perfect for enjoying long summer evenings.

The main house is a charming stone property with a magnificent 50 m² living room and a monumental fireplace, along with two ground-floor bedrooms.

The materials have been carefully sourced and reclaimed to preserve authenticity and character. The upper floor, approximately 100 m², requires renovation but offers wonderful potential.



ENERGY - DPE



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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

Property comprising a main house and a tiny house guest cottage, with a swimming pool and waterfall, a landscaped artificial pond with a cascade, a landscaped garden, and land.

The main house is of high quality construction and features beautiful original elements that have been carefully sourced and repurposed. On the ground floor, you'll find a large living room with its monumental fireplace, salvaged from a ruined castle and carefully rebuilt. a large kitchen, two generous bedrooms, a shower room renovated two years ago, and ample storage space.

The upper floor, in need of renovation, offers great potential. It consists of a large room that can be used as an office or living area, a bedroom, a shower room, and an attic that is already insulated. All that remains is to redesign the layout and update the décor to create a warm and personalized living space.

In addition, a charming tiny house of approximately 20 m², located near the pool, is a real asset. It features a kitchenette, a shower room with WC, and a mezzanine bedroom, and can generate attractive rental income, especially during the holiday season.

The property also includes an animal shelter, a large garage, a beautiful landscaped pond, and a heated saltwater swimming pool.

This is a very attractive and comfortable home, full of charm, set within a lovely garden. The pond and the pool create exceptional spaces to fully enjoy nature and sunny days.

Approximate Floor Areas

Ground Floor

- Entrance hall: 5.00 m²
- Hallway with cupboards

LOCAL TAXES

Taxe habitation: EUR

NOTES