

Property combining the Périgord lifestyle with various business opportunities



INFORMATION

Town:	Beaumontois en Périgord
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	213 m ²
Plot Size:	5169 m ²

IN BRIEF

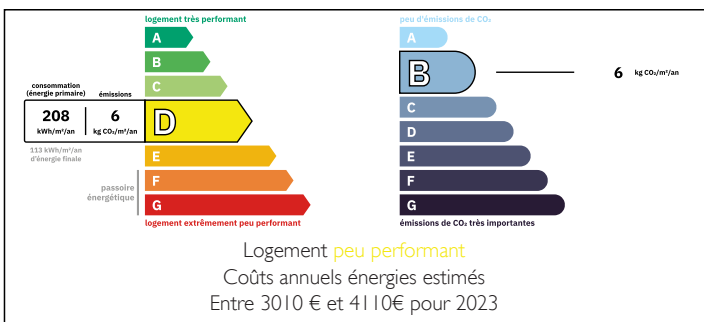
Located in the charming bastide of Beaumont-en-Périgord, this 213 m² property offers 7 rooms on a fenced, tree-lined plot of 5,169 m², with a large hangar of over 290 m².

The house is spread over three levels and includes a self-contained apartment and a garage on the ground floor, bright living spaces on the first floor (veranda, salon, living room, kitchen, 2 bedrooms), and a spacious master suite on the top floor.

Close to all amenities, just 12 km from Lalinde train station and 26 km from Bergerac Airport.

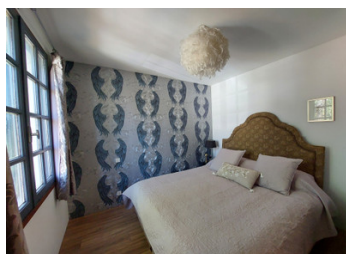
Ideal as a family home with rental potential or for a professional project thanks to the large outbuilding.

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

Nestled in the charming bastide of Beaumont-en-Périgord, this elegant 213 m² property is set within beautifully landscaped, fully enclosed grounds of 5,169 m², enhanced by mature trees and a substantial 290 m² hangar.

The residence unfolds over three levels, offering both space and versatility.

The ground floor features an independent apartment (a living room with a kitchen corner, bedroom, shower room with wc)—ideal for guests or rental income—alongside a garage and storage areas. The first floor boasts light-filled living spaces, including a winter garden/veranda, accessible also from the garden, a refined living room with a wood-burner, a spacious well-equipped kitchen with dining area (more than 26m²), two bedrooms with wardrobes, a toilet, a storage room and a bathroom.

The top floor is dedicated to a generous master suite of more than 28m², with private shower room, toilet, storage space and an additional room.

The property benefits from a combination of wood-burning heating and electric radiators, double glazing, and an individual sanitation system.

Ideally located within walking distance of local amenities, and just 12 km from Lalinde train station and 26 km from Bergerac Airport, the property enjoys both convenience and tranquility.

Combining the timeless charm of the Périgord—renowned for its medieval heritage, rolling countryside, and gastronomy—with excellent potential for professional or lifestyle projects, this is a rare and versatile opportunity.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES