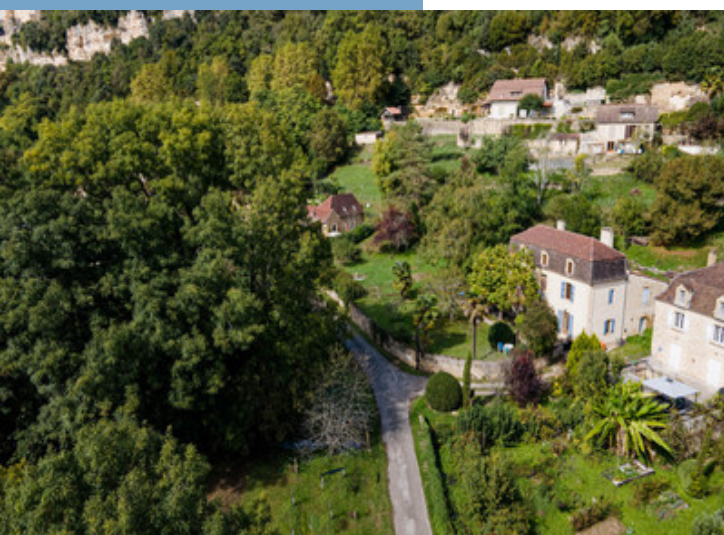




STUNNING RENOVATED CHARMING STONE  
HOME WITH SPA, CHÂTEAU VIEWS, AND EASY  
WALK TO THE HISTORIC CENTRE OF BEYNAC



STUNNING RENOVATED  
CHARMING STONE HOME  
WITH SPA, CHÂTEAU  
VIEWS, AND EASY WALK  
TO THE HISTORIC CENTR...



## PROPERTY FACT FILE

REFERENCE	A40226KEF24
PRICE	€ 599,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (570 476 EUR hors honoraires)
BEDROOM	5
BATHROOM	4
ACCOMMODATION	200 m²
LAND	755 m²
TOWN	Beynac-et-Cazenac
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains Drains, River Frontage, Private parking

\*Price based on current exchange rate which is subject to change



- Easy walk to historic centre of Beynac and river
- 5 spacious bedrooms, 4 en-suite bathrooms
- 64m2 open plan living area bathed in natural light
- Newly renovated throughout using quality materials
- Stunning views of the famous chateau of Beynac

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Sensational stone property with spa and breathtaking château views. This beautifully renovated 5-bedroom, 4-bathroom home of 200m2, offers an exceptional blend of history and modern comfort

Meticulously restored, it retains its authentic character while providing

## DESCRIPTIF

This charming stone property, dating back to 1800, has been fully restored to the highest standard, combining modern comfort with the timeless character of its historic origins.

Set in the heart of the sought-after village of Beynac-et-Cazenac, in the spectacular Dordogne valley, it is surrounded by mature gardens and established trees, creating a serene and private setting. Despite the tranquillity, all amenities are close at hand—just a two-minute walk to the boulangerie, restaurants, wine bars, shops and the stunning river Dordogne.

South-facing and bathed in natural light and high ceilings, the 200 m<sup>2</sup> home enjoys uninterrupted views of the iconic Château de Beynac. The accommodation is thoughtfully arranged over three floors:

Ground floor:

Spacious open-plan kitchen/dining/living area (64 m<sup>2</sup>) with French doors opening onto the garden and spa, ensuring a seamless flow between indoors and outdoors.

Large double bedroom (14.8 m<sup>2</sup>) with en-suite bathroom (4.85 m<sup>2</sup>).  
Separate WC (2 m<sup>2</sup>).

Cellar/cave (25 m<sup>2</sup>).

First floor:

Double bedroom (21.85 m<sup>2</sup>) with en-suite bathroom (4 m<sup>2</sup>).

Double bedroom (14 m<sup>2</sup>) with en-suite bathroom (4.1 m<sup>2</sup>).

Office (5 m<sup>2</sup>).

Landing (2.6 m<sup>2</sup>).

Separate WC (1.6 m<sup>2</sup>).

Second floor:

Two spacious bedrooms with exposed restored beams (25 m<sup>2</sup> and 24 m<sup>2</sup>).

Family bathroom (4.89 m<sup>2</sup>).

Generous landing (8.45 m<sup>2</sup>).

Exterior

The property sits on a 755 m<sup>2</sup> plot with landscaped gardens, mature

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40226KEF24>

COMPLETE FILE AND PHOTO ON REQUEST



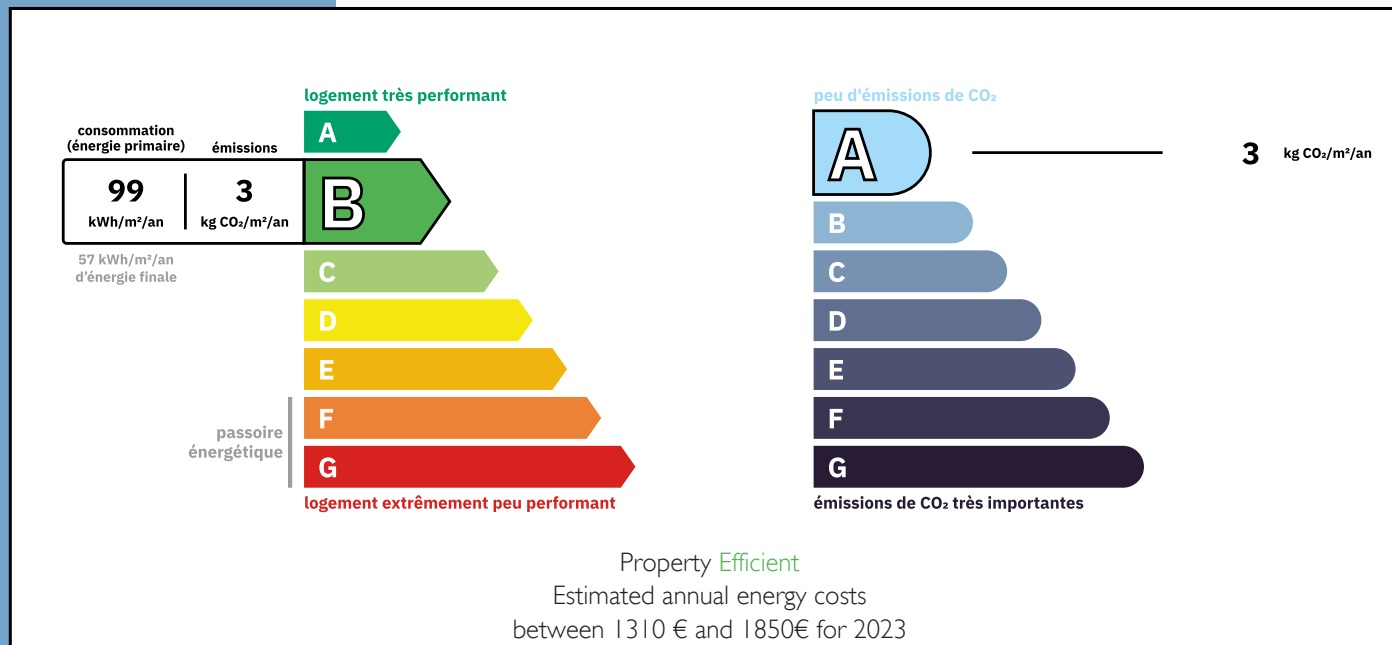


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## ENERGIE-DPE

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



## NOTICE

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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