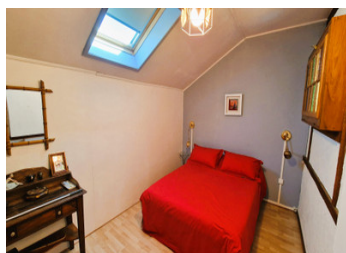
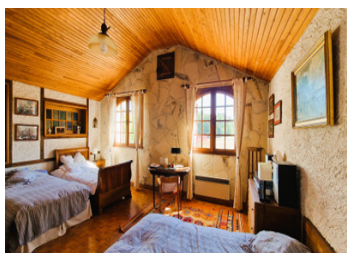


Lovely 3/4 bedroom property with attached barn, lake and 3 hectares



INFORMATION

Town:	Beauronne
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	30362 m2



IN BRIEF

In the Dordogne, near Beauronne, discover this charming property with a private 8,500 m² lake and 3 hectares of land. Ideally located close to Mussidan with shops, schools, train station and services, the sought-after village of Saint-Front-de-Pradoux with its bakery and grocery store, and only 30 minutes from Bergerac airport.

The house offers 3 bedrooms, including one on the ground floor, plus a mezzanine currently used as a bedroom but ideal as a second lounge. Renovated open-plan kitchen (2020), bright living room, shower room, separate WC and cellar.

Outside: terraces, mature garden, and a unique private lake. Outbuildings include an attached barn with potential for extension, a garage, a 36 m² barn with planning permission, and a bread oven.

ENERGY - DPE

DPE not required.

A rare property, perfect for a family home, holiday

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

Charming character property for sale in the Dordogne, located in Beaumont, just a few minutes from Mussidan with its shops, schools, train station and services. The picturesque village of Saint-Front-de-Pradoux, well known for its bakery and grocery store, is also close by. Bergerac and its international airport are only 30 minutes away, making this an excellent location for both permanent living and holiday use.

The main house offers 3 bedrooms (13 m², 12 m²), including one on the ground floor (12 m²), plus a mezzanine currently arranged as a bedroom (26.5 m²) but equally suitable as a second lounge. The ground floor also includes a modern open-plan kitchen renovated in 2020 (18 m²), a bright living room with open fireplace (34.5 m²), shower room (5.5 m²), separate WC (2 m²), utility room (9.5 m²) and cellar (5 m²).

Outside, you will find terraces to the front and rear, a mature enclosed garden, and most impressively, a stunning private lake of 8,500 m² set within 3 hectares of peaceful land. The property is private, with only one immediate neighbour, and enjoys a very quiet setting.

The house is structurally sound: windows are single-glazed but in good condition, wooden shutters well maintained, and the roof was redone 10 years ago with the addition of a membrane. The hot water tank is new, and all other works date from the 1980s. An attached barn, accessible from both the ground floor and first floor, offers great potential for extension (42.5 m²...

LOCAL TAXES

Taxe foncière: 1313 EUR

Taxe habitation: EUR

NOTES