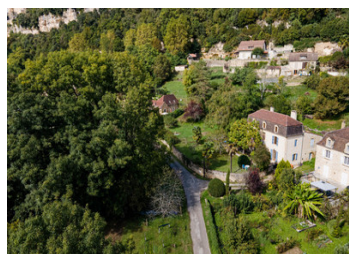


Stunning renovated charming stone home with spa, château views, and easy walk to the historic centre of Beynac



INFORMATION

Town:	Beynac-et-Cazenac
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	200 m2
Plot Size:	755 m2



IN BRIEF

Sensational stone property with spa and breathtaking château views.

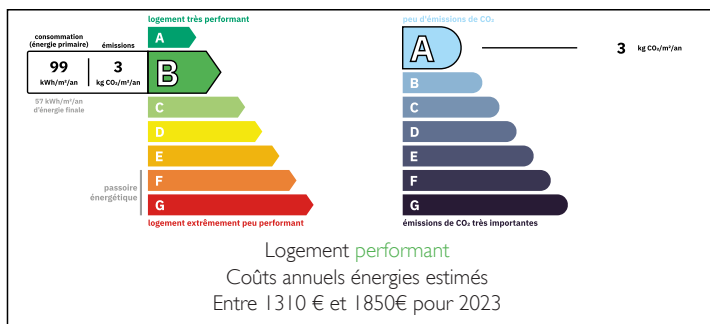
This beautifully renovated 5-bedroom, 4-bathroom home of 200m2, offers an exceptional blend of history and modern comfort

Meticulously restored, it retains its authentic character while providing light-filled contemporary living spaces. On the edge of the enchanting riverside village of Beynac and the River Dordogne, the property enjoys magnificent views of Château de Beynac

Set in 755 m² of south-facing land, it is ideal as a permanent family residence, a tranquil holiday retreat, or a business venture such as a boutique B&B

At its heart lies a stunning 64 m² open-plan kitchen, dining and living area with travertine flooring and a

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

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 m² 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 m²) with French doors opening onto the garden and spa, ensuring a seamless flow between indoors and outdoors.

Large double bedroom (14.8 m²) with en-suite bathroom (4.85 m²).

Separate WC (2 m²).

Cellar/cave (25 m²).

First floor:

Double bedroom (21.85 m²) with en-suite bathroom (4 m²).

Double bedroom (14 m²) with en-suite bathroom (4.1 m²).

Office (5 m²).

Landing (2.6 m²).

Separate WC (1.6 m²).

Second floor:

Two spacious bedrooms with exposed restored beams (25 m² and 24 m²).

Family bathroom (4.89 m²).

LOCAL TAXES

Taxe habitation: EUR

NOTES