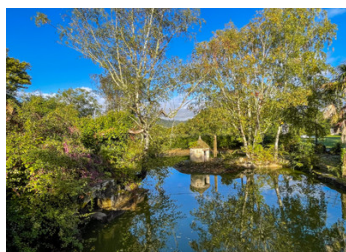
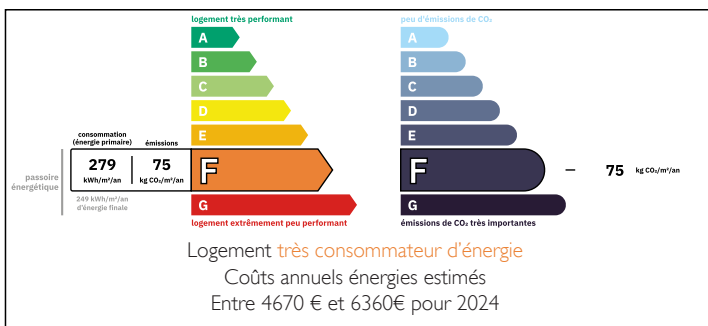


Stunning property with pond, heated pool, and tiny house overlooking the valley around Beaulieu-sur-Dordogne



## ENERGY - DPE



## INFORMATION

Town:	Beaulieu-sur-Dordogne
Department:	Corrèze
Bed:	4
Bath:	3
Floor:	190 m <sup>2</sup>
Plot Size:	7200 m <sup>2</sup>

## 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 m<sup>2</sup> 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 m<sup>2</sup>, requires renovation but offers wonderful potential.

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

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 m<sup>2</sup>, 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 m<sup>2</sup>
- Hallway with cupboards

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES