

## Spacious Family Home with Stunning Dordogne River Views

EXCLUSIVE



## INFORMATION

Town:	Castels et Bézenac
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	352 m <sup>2</sup>
Plot Size:	7335 m <sup>2</sup>

## IN BRIEF

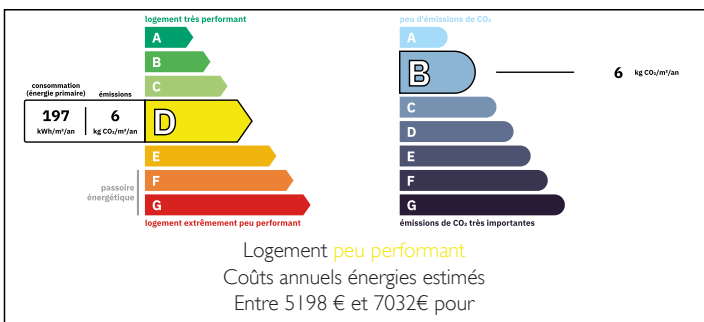
Spacious Home with heated Swimming Pool o, full basement of 210m<sup>2</sup> and Exceptional Dordogne River View

Ideally located in the heart of the Golden Triangle of the Dordogne Valley, this expansive 360 m<sup>2</sup> property with full basement offers peace, privacy, and breathtaking panoramic views over the River Dordogne.

The house features a generous entrance hall with staircase, opening onto a bright 80 m<sup>2</sup> living and dining room, offering impressive volumes and multiple layout possibilities. The large kitchen, adjoining a separate WC, ensures everyday comfort.

The ground floor includes two elegant master suites, each with its own private bathroom, one of which benefits from a walk-in dressing room, making the home ideal for single-level living.

## 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.



## LOCAL TAXES

**Taxe foncière: 3600 EUR**

**Taxe habitation: 2700 EUR**

## NOTES

## DESCRIPTION

Spacious 350 m<sup>2</sup> Home with heated Swimming Pool and Exceptional Dordogne River View – Between Saint-Cyprien and Beynac

Ideally located in the heart of the Golden Triangle of the Dordogne Valley, this expansive 210 m<sup>2</sup> property with full basement offers peace, privacy, and breathtaking panoramic views over the River Dordogne.

The house features a generous entrance hall with staircase, opening onto a bright 80 m<sup>2</sup> living and dining room, offering impressive volumes and multiple layout possibilities. The large kitchen, adjoining a separate WC, ensures everyday comfort.

The ground floor includes two elegant master suites, each with its own private bathroom, one of which benefits from a walk-in dressing room, making the home ideal for single-level living.

Upstairs, a landing leads to four additional spacious bedrooms and a family bathroom.

Outside, the property boasts a 10 × 5 m heated oval swimming pool, perfectly positioned to enjoy an uninterrupted, spectacular view of the Dordogne River.

A rare opportunity in this highly sought-after area—ideal as a primary residence, holiday home, or premium rental investment.

Close to some of France's most beautiful villages, local shops, and all major tourist attractions of the Dordogne Valley.

All offers will be considered, even below advertised price

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