

Character Farmhouse with Pool, 4 Bedrooms, 2.39 Hectares, Large Barns & Countryside Views Near Beaupouyet



INFORMATION

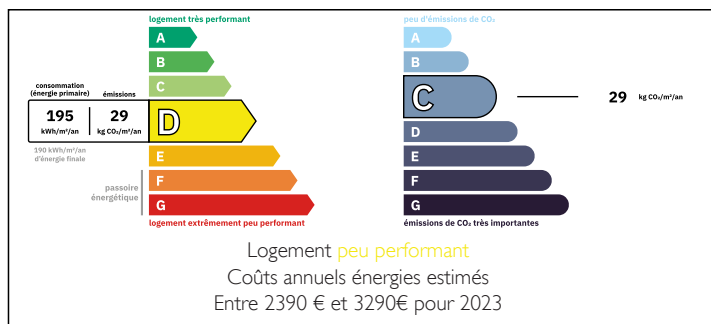
Town:	Beaupouyet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	23947 m2



IN BRIEF

Beautifully maintained former village farmhouse dating from around 1800, offering 170.5 m² of light-filled accommodation on 2.39 hectares of gardens and pasture near Beaupouyet. The property features an impressive 55 m² reception room, fitted kitchen, utility room, four bedrooms (or three plus study), three bathrooms including two en suites, conservatory, swimming pool, garage and two substantial barns. The owners have invested extensively, including two independent Bio Roc microstation sewage systems (2018 & 2026), partial rear roof replacement (2020), new pool liner (2021), replacement boiler (2023), alarm system (2025) and video intercom. A peaceful country home with excellent outbuildings, ideal as a family residence, equestrian property, holiday home or gîte project (subject to permissions), within easy reach of Bergerac and Bordeaux.

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: 1334 EUR

NOTES

DESCRIPTION

Set in peaceful countryside just outside Beaupouyet, this attractive former village farmhouse, believed to date from around 1800, enjoys privacy, generous living space and over 2.39 hectares of land while remaining conveniently close to everyday amenities.

The house offers approximately 170.5 m² of well-presented accommodation. At its heart is a superb 55 m² reception and dining room with plenty of space for family gatherings and entertaining. The adjoining fitted kitchen is complemented by a practical utility room.

The accommodation is both spacious and flexible. The principal bedroom benefits from its own generous en-suite bathroom and dressing/storage area, while a second bedroom also enjoys an en-suite shower room with WC. A further double bedroom, a study that can easily serve as a fourth bedroom, and an additional shower room complete the layout.

Outside, the property is equally impressive. A conservatory overlooks the gardens, while the swimming pool and its large surrounding terrace provide an ideal setting for relaxing and entertaining throughout the summer.

The two substantial barns offer exceptional storage, workshop space or potential for a variety of future projects, subject to any necessary permissions. A garage and extensive parking complete the property.

The current owners have continually improved and maintained the property, including:

- Two independent Bio Roc microstation sewage treatment systems (2018 & 2026)
- Rear roof partially re-covered (2020)
- New swimming pool liner (2021)
- Replacement boiler installed (November 2023)
- Alarm system installed (2025)
- Video intercom