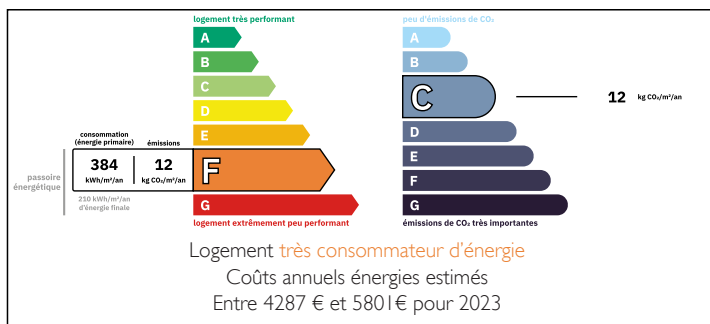


Character Stone Property - 6 Rooms & 2 Bedrooms - Beleymas



ENERGY - DPE



INFORMATION

Town:	Beleymas
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	166 m2
Plot Size:	3103 m2

IN BRIEF

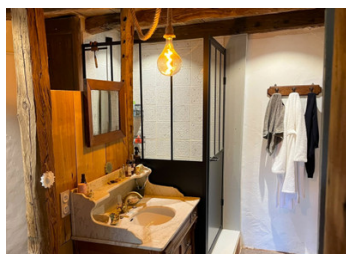
Carefully restored in keeping with local tradition, this former stone residence sits elevated above Beleymas, offering authentic character, historic materials, beautiful terracotta flooring, and abundant natural light.

The ground floor features a welcoming kitchen, a formal dining room, a cozy living room with a wood-burning stove, and an adjoining former barn with a WC with the potential to be converted into a ground-floor bedroom with private access. Upstairs, a spacious landing used as a home office leads to a primary bedroom with an en-suite shower room and a second bedroom, with a large attic above providing further potential to expand.

Directly opposite the house across a quiet country lane, the garden includes a young truffle oak plantation and lovely open views across the valley—an exceptional find for buyers seeking

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

Perched on the heights of a peaceful hamlet, this exceptional property will instantly captivate lovers of authentic Périgord architecture. Meticulously restored to honor its traditional heritage, the home seamlessly blends timeless character with modern comfort, showcasing preserved original features including classic stonework, period woodwork, and magnificent terracotta tile flooring.

The primary living space features generous, highly flexible layouts. At ground floor level, a welcoming country-style kitchen, a formal dining room, and a cozy living room complete with a wood-burning stove. An adjoining annex—a former barn with storage and a guest WC—has the potential to be converted into a convenient ground-floor room/bedroom with independent access too.

A spacious landing currently optimized as a dedicated home office welcomes visitors to the upper level, leading to a primary suite with a private en-suite shower room, alongside a second well-proportioned bedroom.

And finally, at the very top, a large, high-ceilinged attic under the traditional timber roof frame presents outstanding potential for extra living space, tailored to your vision.

Located directly across from the house (separated only by a quiet, charming country lane), the private grounds feature a young orchard of truffle oaks and sweep out over stunning, unobstructed views across the surrounding countryside.

The Verdict

An ideal opportunity to acquire a character-rich retreat or permanent residence in an unspoiled corner of the Dordogne.

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

NOTES