

Magnificently presented property dating back to the 12th century set in beautiful gardens with the most amazing 360 view

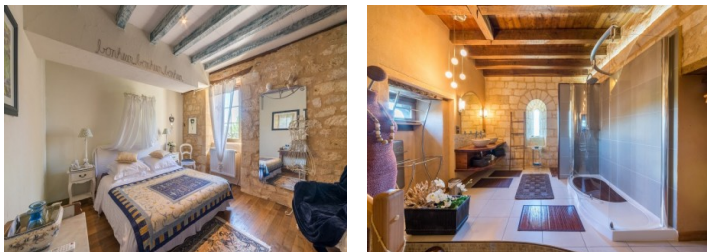
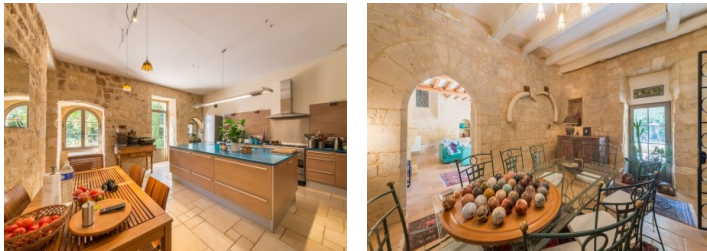


## INFORMATION

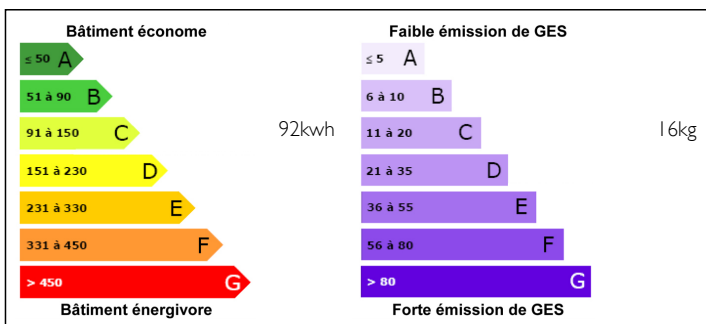
Town:	BEAUMONT
Department:	Dordogne
Bed:	10
Bath:	10
Floor:	470 m2
Plot Size:	34807 m2

## IN BRIEF

Stunning country estate comprising main house with owner's accommodation and 4 superb guest suites, 2 gites, wellness area with jacuzzi and sauna, gardens with infinity pool and terraces set in over 8 acres of gardens with truffle plantation overlooking spectacular scenery



## 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

The imposing 5 bedroom house with 350 m<sup>2</sup> of living space has been restored to the highest specification respecting the historic character of the property.

HOUSE 350 m<sup>2</sup>

### GROUND FLOOR

Entrance hall (15 m<sup>2</sup>) tiled floor and wooden staircase

Living room (39 m<sup>2</sup>) with fireplace, stone floor

Dining room (20 m<sup>2</sup>) stone floor

Reception / Breakfast room (36 m<sup>2</sup>)

Kitchen fully fitted (28,9 m<sup>2</sup>) centre island, tiled floor

Larder (4 m<sup>2</sup>) tiled floor

Toilet with hand wash basin, tiled floor

Corridor (16,4 m<sup>2</sup>) stone and "pisé" (pebble stone) floor, giving access to the chapel

Boiler / Laundry room (7,5 m<sup>2</sup>) with boiler for town gas

### FIRST FLOOR

Landing and stairwell (10 m<sup>2</sup>) parquet floor

Bedroom 1 (16 m<sup>2</sup>) parquet floor and en-suite

Shower room / WC (9 m<sup>2</sup>)

Bedroom 2 (15 m<sup>2</sup>) parquet floor and en-suite

Shower room / WC (4 m<sup>2</sup>)

Bedroom 3 (28 m<sup>2</sup>) parquet floor and en-suite

Shower room (3,5 m<sup>2</sup>) and WC (2,5 m<sup>2</sup>)

Bedroom 4 (22 m<sup>2</sup>) parquet floor and en-suite

Bathroom / WC (6 m<sup>2</sup>)

Massage parlour (13 m<sup>2</sup>)

Sauna with Shower room and WC (12 m<sup>2</sup>)

### SECOND FLOOR

Landing (14,5 m<sup>2</sup>) parquet floor

Shower room / WC (14,5 m<sup>2</sup>)

Attic (16 m<sup>2</sup>) parquet floor

### THIRD FLOOR

Bedroom 5 (13,5 m<sup>2</sup>) parquet floor

## LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: 2000 EUR

## NOTES