

## Deceptively Spacious Village Home with Heated Pool Close to Beaumont-du-Périgord



## INFORMATION

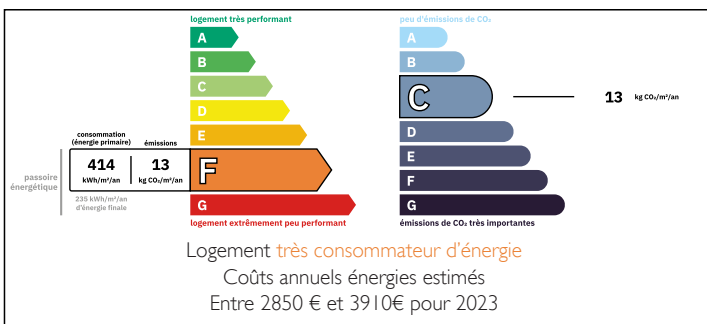
Town:	Beaumontois en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	105 m <sup>2</sup>
Plot Size:	200 m <sup>2</sup>



## IN BRIEF

Situated in a peaceful village, this deceptively spacious four-bedroom home combines Dordogne character with practical family living. Exposed beams, a wood-burning stove, a converted loft, a heated swimming pool and a low-maintenance garden create a property equally suited as a permanent residence, holiday home or rental investment. Enjoying a peaceful setting with easy access to local amenities, this is a home full of charm and potential.

## 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

Located just a short drive from the popular bastide town of Beaumont-du-Périgord, this deceptively spacious home offers approximately 105 m<sup>2</sup> of living space over two floors.

The ground floor offers three bedrooms, including a principal bedroom with its own en-suite shower room, while the remaining two bedrooms share a second shower room. At the heart of the home is an open-plan living and dining room with exposed beams and a wood-burning stove.

Upstairs, the converted loft provides a versatile landing currently used as an office, leading to a fourth bedroom—ideal for guests, remote working or older children.

Outside, the approximately 200 m<sup>2</sup> garden has been designed for easy maintenance and features a recently laid travertine terrace, a heated swimming pool and a terrace with a retractable awning. While some updating would further enhance the property, it already offers generous accommodation, character and excellent potential.

Location & Nearby Amenities

- Beaumont-du-Périgord – shops, cafés, restaurants, supermarket and weekly market
- Monpazier – approximately 15 minutes
- Issigeac – approximately 20 minutes
- Bergerac – approximately 30 minutes
- Bergerac Dordogne Périgord Airport – approximately 30 minutes
- Château de Biron – approximately 20 minutes
- Sarlat-la-Canéda – around 1 hour
- Bordeaux & Bordeaux Airport – around 2 hours

## LOCAL TAXES

Taxe foncière: **983 EUR**

## NOTES

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