LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48531TED24 Price: 424 000 EUR

agency fees to be paid by the seller

# The Light-Filled Cave House







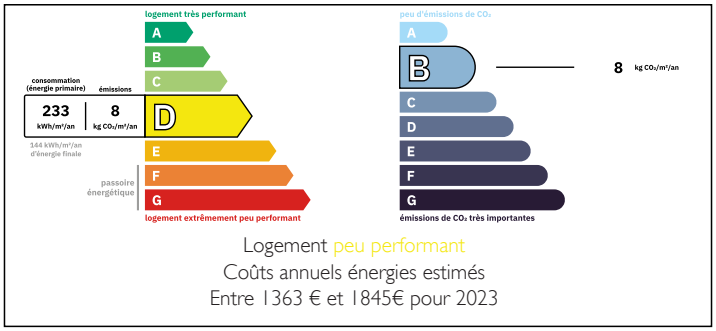








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1363 € et 1845€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Beynac-et-Cazenac |
| Department: | Dordogne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 90 m2 |
| Plot Size: | 0 m2 |

## IN BRIEF

Unique Cave House for Sale in Beynac – Panoramic Dordogne Valley Views

Set above Beynac, this exceptional troglodyte home enjoys complete privacy and breathtaking 180-degree views over the Dordogne Valley.

Offering approximately 125 m² of floor space, its loft-inspired interior combines natural rock, timber and generous windows. It features a welcoming living area with a wood-burning stove, two bedrooms, a bathroom with a bath integrated into the rock, and an additional room ideal for a home office or artist's studio.

A stunning suspended terrace invites you to relax, dine and soak up the scenery.

An inspiring second home, writer's retreat or peaceful hideaway in the heart of the Périgord Noir,

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48531TED24 Price: 424 000 EUR

agency fees to be paid by the seller







## NOTES

## DESCRIPTION

Unique Cave House for Sale in Beynac with Panoramic Dordogne Valley Views

Set high above Beynac, this exceptional troglodyte home in the Dordogne offers a rare living experience, combining the character of natural rock with remarkable light and far-reaching scenery. Enjoying complete privacy and breathtaking 180-degree views over the Dordogne Valley, the property provides an ever-changing backdrop throughout the seasons.

Offering approximately 125 m² of floor space, this distinctive cave house has been arranged in an open-plan, loft-inspired style. Natural stone, sculpted contours and timber finishes create a harmonious interior, while generous windows bring daylight and the surrounding landscape into the home.

The living area features a wood-burning stove, creating a warm and inviting atmosphere. Spaces unfold across different levels, following the natural rock formations and revealing intriguing perspectives throughout. Two bedrooms and a bathroom with a bath integrated into the rock complete this unusual setting. An additional room offers scope for a home office, an artist's studio or a workspace tailored to your needs.

Outside, the stunning suspended terrace overlooking the Dordogne Valley extends the living space into the landscape. It is an idyllic place to read, write, dine or simply unwind while taking in the views.

Ideal as a second home in the Dordogne, a writer's retreat or an inspiring haven for an artist, this property will appeal to anyone seeking privacy, tranquillity and a closer connection with nature.

Its distinctive architecture, outstanding views and location in the heart of the Périgord Noir also give it strong appeal...