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18th century stone house

Beautiful 5000 m2 garden

Renovated to a high standard

Pergola with outdoor kitchen

Large, fully equipped kitchen

DPE = 207 [D] GES = 5 [A]



Beleymas, Dordogne
Ref 10312

€297,000

This traditional limestone farmhouse house dating from the 18th century together with a Périgordine barn is quietly situated and has lovely views. The house was completely renovated in the late 1990s to modern standards, included insulation, electricity etc., while ensuring that the character and charm of the property was retained.

The living space is approximately 180 m2 and contains: - Ground floor: large country kitchen/diner open to ceiling, comprehensively equipped (Lacanche piano gas cooker, fridge / freezer, dishwasher etc.). Living room with fireplace and Godin iron stove, hallway with wardrobes, two bedrooms, bathroom with shower and bath plus washing machine and tumble dryer, separate toilet. Upstairs: large bedroom (which could be divided into two), small bedroom/office, bathroom with shower and toilet and two sinks.

Externally there is a large limestone barn with newly renovated roof. The barn is used as storage for garden furniture, garden tools and garage for the car if you are away. In addition, there is a recently-prepared wine cellar. The pretty garden is just over half a hectare in size and has many established trees and shrubs, a pergola with well equipped outdoor kitchen, boules court, rose bushes that bloom throughout the summer, raspberry plants and fruit trees.

GROUND FLOOR

Kitchen 33.5m2

Living room 51m2

Bathroom 10m2

Separate WC 2m2

Bedroom 1 15.5m2

Bedroom 2 13m2

Hallway 6m2

With a range of wardrobes and cupboards

FIRST FLOOR

Master bedroom 30m2

Office/single bedroom 9m2

Shower room with WC 7m2

Hallway 3m2

BARN 75m2

This is the internal measurement of the barn and includes a wine cellar.

GARDENS AND GROUNDS

The garden of around 5 240 m2 has been beautifully landscaped and cared for. It has many trees, a pergola with well equipped outdoor kitchen, boules court, rose bushes that bloom throughout the summer, raspberry plants and fruit trees. There is also a pretty water feature adjacent to the pergola, which creates a lovely place to sit throughout the year.

ADDITIONAL INFORMATION

Heating

Electrical heating in every room. Fireplace and Godin iron stove in the living room

Approx habitable area = 180m2

Approx land area = 5240m2

Recent tax fonciere = 989 euros per year

ABOUT THE AREA

The property is situated in the Dordogne department in the recently re-named Nouvelle Aquitaine region of SW France. The local village is called Beleymas and has about 300 inhabitants. The nearest village with a grocery store, a couple of restaurants (café, pizza and simple dishes), hairdressers, bank and post office etc is Villamblard (5 km away). The nearest larger town is Mussidan (14 km away) with three super markets. For a wider range of commerce and services you have Bergerac, which is 20 km south and Périgueux, which is about 30 km north. Bergerac lies on the river Dordogne and has an international airport. Périgueux is the administrative headquarters of the department with the prefectures responsible for the administration of everyday life. The Dordogne department has had an interesting history since prehistoric times, with lots of opportunities for walking, cycling, sports such as tennis and canoeing on the rivers. The gastronomy is superb and many delightful days can be spent exploring the beautiful towns, villages and areas of interest across the region.



To enquire about this property please contact info@frenchpropertiesdirect.com

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These details do not form part of any contract and all measurements are approximate.