



**An exceptional traditional Dordogne property, appointed to a superior standard**

**Beynac et Cazenac, Dordogne**



## Highlights

- **Four double bedrooms**
- **Huge sitting room with massive high oak beams**
- **Underfloor heating ground level**
- **Large Kitchen with granite work-tops and splash-backs**
- **Contemporary family bathroom**
- **Gated entrance**
- **Large 11m x 5m swimming pool**
- **Large area of adjacent woodland**
- **Just over one acre**



## Description

**A** truly unique property.

Completed in traditional Perigourdine style, with a fairytale turret, in 1992, it benefits from modern construction methods, which makes it a most appealing family residence. As one of "Les Plus Beaux Villages de France", BEYNAC is a very sought after destination.

The exterior is finished in dressed stone, while inside is an open galleria exposing the huge oak beams above. The staircase and upper floor is of Chestnut, while the ground floor benefits from electric under-floor heating

The principal accommodation comprises:

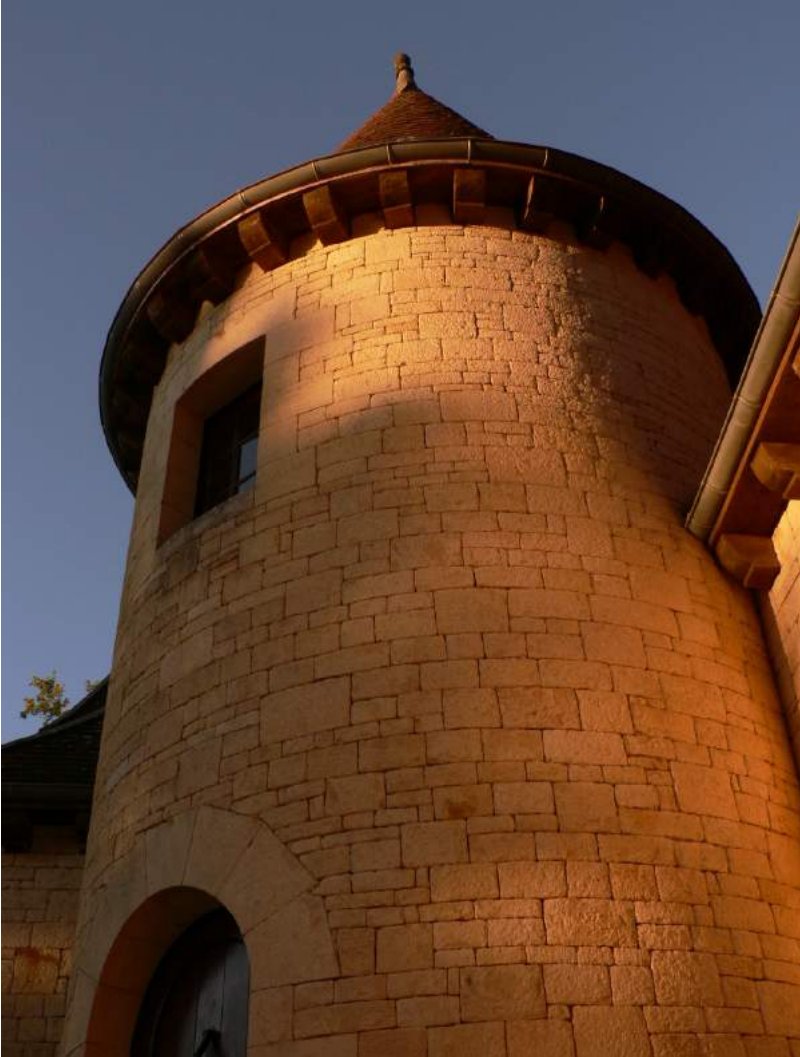
### Entrance

**Step into the round turret with geometric stone and wood flooring. with beamed ceiling to centre.**  
Walls are dressed natural stone.

### Sitting Room

Magnificent area opening to the oak roof beams., with crystal chandelier from roof level. Huge double sided fireplace, with dual aspect wood burner to sitting room and dining/ snug area.  
South facing with (under-floor heated) terracotta floors throughout. Auxiliary electric radiators..  
Stairs leading to first floor.









### Kitchen/Diner

Fitted units with double bowl sink, including dishwasher, electric double oven and ceramic hob with extractor over.

American Fridge Freezer. Distinct granite work surfaces and splash-backs. Glazed tile (under-floor heated) flooring.

Auxiliary electric radiator.

South and North facing over the woodland.

### Bedroom 1

Large double bedroom overlooking woodland. Terracotta (under-floor heated) flooring. Radiator point.

### Ensuite

Fully tiled Jack and Jill bathroom comprising bath, Bidet, vanity unit with two basins and large inbuilt mirror with recessed lights. Shaving point. Electric Towel rail.

Glazed tile (under-floor heated) flooring. West facing, overlooking the garden and pool.

**Curved Chestnut staircase** rising to first floor, with ample power points and halogen ceiling lights..

### Galleried landing

Giving a very spacious feel to this level, overlooking the sitting area.

Chestnut flooring throughout.

### Bedroom 3

Large double bedroom with dual aspect overlooking woodland and the garden/pool.

Ceiling entrance to very large insulated and boarded attic. Electric radiator.

### Family Bathroom

Magnificent, recently renewed bathroom, fully tiled with large white bath and waterfall tap. Traditional granite wash stand and wash bowl.

Shower recess with overhead drench shower, concealed pipework.

Large towel radiator.

**Separate Toilet** in white.

### Bedroom 4

Large double bedroom with dual aspect overlooking to the front and also to the woodland. Build in wardrobe.

Electric radiator.

### Turret area

Romantic area to relax, overlooking the valley to the south.

### Laundry Room

Large room comprising electric-heated water tank, plumbed-in washing machine, refrigerator. Tiled shower area for pool/garden use together with washbasin.

### Storage room

Very large terracotta tiled room with extensive, lockable, built-in wardrobes with additional separate entrance to the driveway.

Fusebox and heating controls.

### Workshop/Storage room

Good size room with shelving used to store tools and stand-by provisions, wine etc.

### Turret area

Ornate tiled floor and used to store garden furniture.

### Outside

Long driveway leading to very large courtyard at the rear with two separate double garage doors.. Extensive gardens surrounding the 11m x 5m swimming pool with Roman steps. And large south facing sun terracing.

Large maintained and walkable woodland to the side of the property,



















e: [sale@beynacforsale.uk](mailto:sale@beynacforsale.uk)

Viewing

Strictly by appointment