



**A beautifully restored traditional house with swimming pool in a magical setting in the heart of the Perigord Noir with**

This wonderful house in the heart of the Perigord Noir comes with a swimming pool, outbuildings and 2 hectares of land and enjoys incredible views over a wooded valley with a nearby chateau.

**Town:** Plazac  
**Dept:** Dordogne  
**Plot size (m2):** 20000  
**Habitable (m2):** 129  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Agent:** **Claire Edwards**

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**€ 604 200**

Ground floor; garden room (16m<sup>2</sup>) with double arched windows onto a terrace, full equipped kitchen / dining room (25m<sup>2</sup>) , bathroom (11m<sup>2</sup>) with roll-top bath.

1st floor; bedroom 1 (27m<sup>2</sup>) with fireplace and insert, and french doors leading to terrace (18m<sup>2</sup>), bedroom 2 (11m<sup>2</sup>), washroom with toilet (2m<sup>2</sup>).

2nd floor; bedroom 3 (30m<sup>2</sup>) which is presently divided into 2 smaller rooms

Lower ground floor; laundry room (8m<sup>2</sup>) housing boiler and a shower, office (7m<sup>2</sup>).

Outside; stone built wood store (9m<sup>2</sup>), wooden chalet (16m<sup>2</sup>), WC, swimming pool 8m x4m, grounds (20,000m<sup>2</sup>).

This house has been lovingly restored to the very highest level. It is very beautiful, and has truly spectacular views over a wooded valley and a nearby chateau. There is only one neighbour close by who shares the private road leading to the property. Here you are really in the heart of the French countryside. This property lies in within the much sought after triangle of Sarlat, Montignac, and Les Eyzies. The nearest village with shops and a primary school is only 2 kilometres away, and Bergerac airport is approximately 60 kms.



**La Rochebeaucourt**

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