



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6888

• House - Beaumontois en Périgord •



DETAILS

Land surface: 66 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: PAC

Drainage/sewage: Everything in the sewer

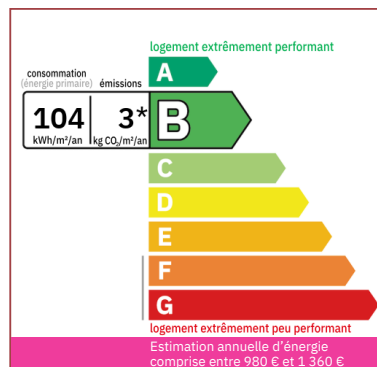
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: No

Built: Not specified



Pretty village house with courtyard, set in the beautiful bastide of Beaumontois du Périgord. Perfect pied à terre or holiday home. Shops and restaurants in walking distance Bergerac - 30 mins. Lalinde 15mins

167 m² living

66 m²

- Issigeac -
Grand Rue

24560 Issigeac

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Price fees included

225 000 €

Agency fees: 5,6 % VAT included*

Price without fees: 213 000 €

*The agency fees are entirely at the cost of the purchaser



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• Description ref n°6888 •

Welcome to this charming house in the heart of the bastide town of Beaumont.

The house, full of character, offers a cosy living environment just a stone's throw from the shops.

As you cross the threshold, you'll be greeted by an entrance hall that leads to a 16m² fully-equipped kitchen.

The adjoining dining room, 20m² - is perfect for convivial moments, hallway of 7m² with guest toilet, the vast living room of 38m², with exposed stonework, with french door leading to the outside courtyard of 66m².

Upstairs, a landing leads to 4 bedrooms, one of which, the master bedroom of 28m² has an adjoining bathroom with bath/shower and basin. (4,5m)

A 4m² shower room with shower and WC completes the first floor.

The large attic to be converted, on the second floor, offers additional versatile space.

This house is also equipped with a recently installed heat pump central heating, and benefits from double-glazed windows and new insulation, ensuring comfort and energy savings all year round.

The annual 'taxe de foncière' is 1 126 euros.

The house is on mains water and drainage.

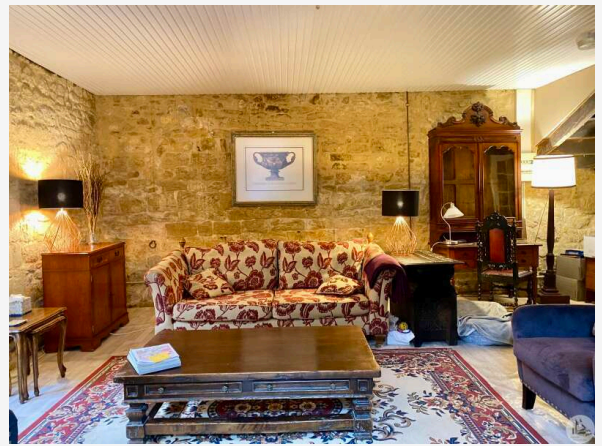
Take advantage of the private courtyard - 66m² to enjoy sunny days and summer evenings in complete privacy.

Beaumontois-de-Périgord or Beaumont, is a beautiful medieval bastide in the Dordogne department in the Nouvelle-Aquitaine region of France.

This charming village set on an elevated position is renowned for its rich historical heritage, lush green rolling landscapes and authentic atmosphere.

In the heart of Beaumontois-de-Périgord, you'll find the beautiful arcaded square, traditional stone houses and a range of amenities, including local shops, restaurants and weekly markets where you can sample the delights of regional cuisine and discover local produce.

The village also has its own supermarket, sporting activities and health care specialists.



Bergerac, the riverside town is under 30 minutes and