



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 4998

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

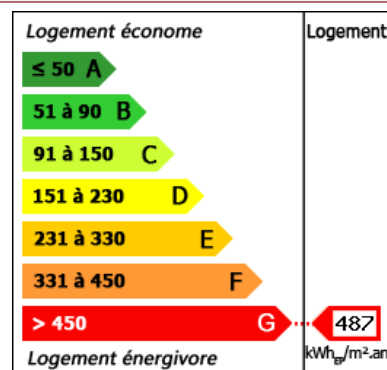
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** Not specified



On the outskirts of a lovely small quiet hamlet, old farmhouse consisting of a house of périgord and various outbuildings

83 m<sup>2</sup> living

10 000 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°4998 •

Old farmhouse consisting of a dwelling house and outbuildings.

- House of stone (type of périgord) with a veranda (to 13.93 m<sup>2</sup>), a kitchen (23.87 m<sup>2</sup>) with open fireplace, 2 bedrooms (22.58 m<sup>2</sup> and 15.58 m<sup>2</sup>) with floor-to-floor, and a room to be used as a bedroom (10.37 m<sup>2</sup>) giving access to the laundry room (6.05 m<sup>2</sup>) and bathroom (2.97 m<sup>2</sup>), and w. c. electric Heating.

Attic to fit out (46 m<sup>2</sup>) is accessible by a staircase.

-Attached to the house a dependence (called "cellar") with an old bread oven (46 m<sup>2</sup>).

-Stone barn (244 m<sup>2</sup>) adjoining the main house.

-Garage ( 14,38 m<sup>2</sup>) and a second stone barn (51 m<sup>2</sup>) adjoining the garage.

-Ancient home périgourdine (78,19 m<sup>2</sup>), to be restored, with attached barn (36,7 m<sup>2</sup>). 2 barns.

-Tobacco dryer.

Restoration work will be necessary. But this set offers many possibilities for different projects.

The field enjoys a plot of 2000 m<sup>2</sup> constructible.

Approximately 1.8 ha of extra land and the adjacent could be negotiated as a supplement.

And about of 2.98 ha of additional non-adjoining (nearby) could be negotiated as a supplement.

