



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 5875

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1847 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

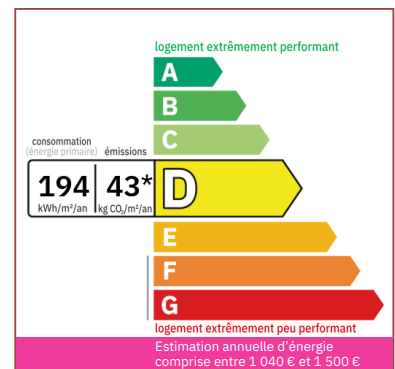
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



A house of approximately 86 m<sup>2</sup> of living space on one level with two bedrooms, pretty terraces, a double garage and land all around, partly fenced. Ideal for a young couple! To come and visit. Close to schools.

86 m<sup>2</sup> living

1 847 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

149 000 €

Agency fees: 6,4 % VAT included\*

Price without fees: 140 000 €

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



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## • Description ref n°5875 •

An old stone house with an extension created in 1980, on one level and with a living area of approximately 86 m<sup>2</sup> including:

- An entrance to a kitchen of approximately 11 m<sup>2</sup> with a French window opening onto the south-facing terrace, tiled floor. Kitchen fitted with wooden cupboards, sink, oven, gas hob.
- An open dining room of approximately 17.5 m<sup>2</sup>, with a French window also giving access to this terrace, tiled floor, stone walls.
- A living room of approximately 13 m<sup>2</sup> with a fireplace fitted with an insert, a French window giving access to a terrace on the north side.
- A distribution corridor of approximately 3.5 m<sup>2</sup>, parquet floor.
- A separate toilet
- A bathroom of approximately 5.8 m<sup>2</sup> with a bathtub, a washbasin, paneling on the ceiling, linoleum on the floor and earthenware on the walls.
- A bedroom of approximately 9.6 m<sup>2</sup>, fitted carpet.

From the dining room:

- A second bedroom of approximately 24.2 m<sup>2</sup> with a mezzanine, pvc slab on the ground.
- A cellar of around 30 m<sup>2</sup> with the boiler room and storage space.

Additional elements:

- Oil fired central heating with a Dedietrich boiler
- Double glazed pvc joinery and wooden shutters.
- Sanitation by septic tank up to standards, installed in 2018.

Outside :

- A woodshed of approximately 18 m<sup>2</sup>, concrete floor (electricity).
- A double brick garage of 6.6m X 7m, concrete floor.
- Land of approximately 1870 m<sup>2</sup>, partly fenced and with a well.

