

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 6350

• House - Beaumontois en Périgord •



### **DETAILS**

Land surface: 2695 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 2

Type of heating: Bois + gaz

Drainage/sewage: Pit all waters

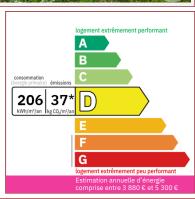
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

**Built:** 1900



A beautiful Périgord-style stone building with 4 bedrooms and a habitable annex. A stone barn and double garage. Pretty enclosed garden all around. Close to the Bastide de Beaumontois in Périgord.

203 m<sup>2</sup> living

2 695 m<sup>2</sup>

- Villeréal -17 place de la Halle 47210 Villeréal

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Price fees included

420 000 €

Agency fees: 5 % VAT included\* Price without fees: 400 000 €

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

Non-binding document



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### • Description ref n°6350 •

Stone house of 203 m2 which consists of: an entrance to the living room and fitted kitchen area of 53 m2 with a stone fireplace with a wood stove, a cellar of 14 m2 with exit to the terrace, an adjoining room including a w.c. and a washbasin.

A 23.88 m2 dining room with its exit to a 23 m2 terrace where there is a 6 m2 dovecote on 2 levels.

A wooden staircase in the living room gives access to the sleeping area.

1st Floor: Landing of 16.77 m2 which serves a parental suite of 24.6 m2 with its bathroom / shower and w.c of 6.26 m2.

A bedroom of 28.30 m2 and a bathroom en suite of 4 m2 with a toilet, shower, washbasin.

2nd Floor: Landing of 9 m2 which gives access to 2 bedrooms of 13 m2 and 15.4 m2, a separate bathroom with toilet, shower and sink of 4.36 m2, a separate toilet of 2.44 m2.

### Outside:

An independent habitable stone annex of 36 m2 which consists of an equipped kitchen / living room of 18.80 m2, a hallway of 2.16 m2, a bedroom of 10.17 m2, a bathroom of 4.7 m2 with w.c.

Outbuilding of 70 m2 with a garage side with 2 doors of 31 m2 and a workshop side with a fireplace (Roof redone 3 years ago)

Enclosed garden of approximately 2695 m2. Old pit for water collector with a pump. Aluminum gate.









