



# 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

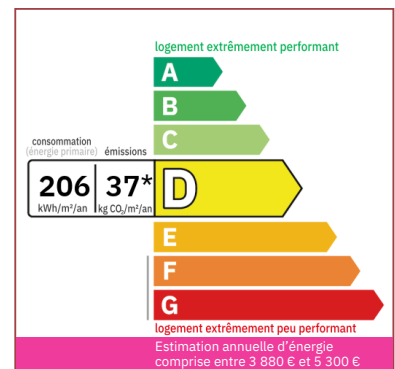
**Swimming pool:** No

**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



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## • Description ref n°6350 •

Stone house of 203 m<sup>2</sup> which consists of: an entrance to the living room and fitted kitchen area of 53 m<sup>2</sup> with a stone fireplace with a wood stove, a cellar of 14 m<sup>2</sup> with exit to the terrace, an adjoining room including a w.c. and a washbasin.

A 23.88 m<sup>2</sup> dining room with its exit to a 23 m<sup>2</sup> terrace where there is a 6 m<sup>2</sup> dovecote on 2 levels.

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

1st Floor: Landing of 16.77 m<sup>2</sup> which serves a parental suite of 24.6 m<sup>2</sup> with its bathroom / shower and w.c of 6.26 m<sup>2</sup>.

A bedroom of 28.30 m<sup>2</sup> and a bathroom en suite of 4 m<sup>2</sup> with a toilet, shower, washbasin.

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

### Outside:

An independent habitable stone annex of 36 m<sup>2</sup> which consists of an equipped kitchen / living room of 18.80 m<sup>2</sup>, a hallway of 2.16 m<sup>2</sup>, a bedroom of 10.17 m<sup>2</sup>, a bathroom of 4.7 m<sup>2</sup> with w.c.

Outbuilding of 70 m<sup>2</sup> with a garage side with 2 doors of 31 m<sup>2</sup> and a workshop side with a fireplace (Roof redone 3 years ago)

Enclosed garden of approximately 2695 m<sup>2</sup>. Old pit for water collector with a pump. Aluminum gate.

