



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6565

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 7094 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Bois+Clim réversible +Fuel

**Drainage/sewage:** Septic tank

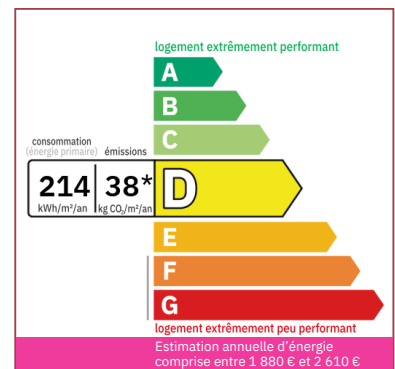
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes closed hearth

**Built:** Not specified



House to refresh from the 90s with a land area of approximately 7000m<sup>2</sup> close to shops with swimming pool.

136 m<sup>2</sup> living

7 094 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

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6565 •

House from the 90s with an extension made in 2005 which has a living area of 136m<sup>2</sup>.

The house consists of a living room with closed fireplace of 53.38m<sup>2</sup>, a kitchen of 10.76m<sup>2</sup>. In the sleeping area is a corridor of 1.66m<sup>2</sup> which serves a separate toilet with hand basin of 2.49m<sup>2</sup>, a bathroom with a sink of 4.97m<sup>2</sup> and a bedroom of 14.52.

Wooden staircase leading to a bedroom of 8.16m<sup>2</sup> with a shower room with a toilet of 2.73m<sup>2</sup>.

Adjoining the kitchen with direct access is the extension made in 2005 which consists of a laundry room with boiler and hot water tank of 11m<sup>2</sup>, a storage room of 7.30m<sup>2</sup> with a distribution corridor of 1, 25m<sup>2</sup> which serves a room of 6.68m<sup>2</sup> giving access to a bedroom of 13.30m<sup>2</sup>.

Outside a garden of around 7000m<sup>2</sup> with a 10x5 swimming pool with electric roller shutter (motor and liner redone in 2016).

