



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6805

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 3194 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

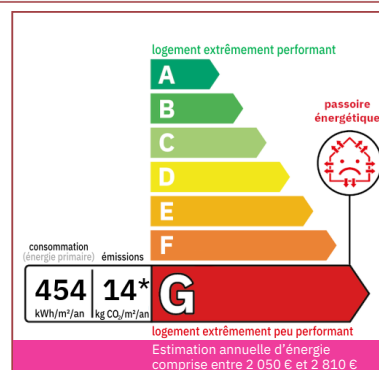
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



In St Avit Sénieur, in a magnificent village where its church has been listed as a UNESCO world heritage site, there is a pretty, fully restored stone house with its workshop of approximately 600 m<sup>2</sup> and its park of 2572 m<sup>2</sup>.

85 m<sup>2</sup> living

3 194 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

498 750 €

Agency fees: 5 % VAT included\*

Price without fees: 475 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°6805 •

Fully restored stone house with a surface area of 85 m<sup>2</sup> with an adjoining part of 15.68m<sup>2</sup> which serves as a laundry room.

The house consists of an entrance onto a corridor of 3 m<sup>2</sup> which serves two bedrooms of 11.8 m<sup>2</sup> and 10.25 m<sup>2</sup>, a living room of 29.45 m<sup>2</sup>, an equipped kitchen of 16 m<sup>2</sup> with wood stove, a room of 10.10 m<sup>2</sup>.

Access from the rear of the house, a 50 m<sup>2</sup> cellar with hot water tank plus a water recovery tank with 12 m<sup>3</sup> filter. Two small stables of 4.71 m<sup>2</sup> each.

A covered hall adjoining the house of 137m<sup>2</sup>.

Across the street in front of the house is a workshop of 572 m<sup>2</sup> which inside is divided into three rooms, one of 230 m<sup>2</sup>, 171 m<sup>2</sup> and 60 m<sup>2</sup>, a cabin of 73 m<sup>2</sup> plus a room of 37m<sup>2</sup>. In addition to the workshop: two offices, one of 20 m<sup>2</sup> and the other of 10 m<sup>2</sup>.

At the rear of the workshop outside there is a separate toilet.

The garden has an area of 2572m<sup>2</sup>.

