



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6808

• House - Beaumontois en Périgord •



DETAILS

Land surface: 8000 m²

Number of bedrooms: 3

Number of levels: 0

Type of heating: Fuel oil

Drainage/sewage: Septic tank

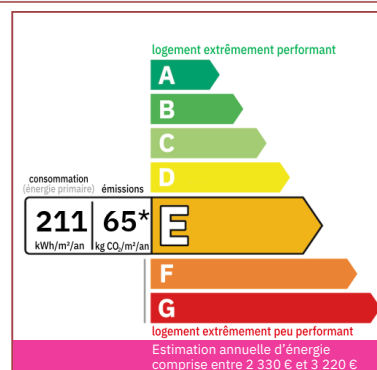
Swimming pool: No

Ground floor living: Yes

Work needed: Second work

Fireplace: Yes open hearth

Built: 1950



A dwelling house with secondary accommodation, a barn and a shed. At the edge of a wood belonging to the property. Land of approximately 8000 m².

150 m² living

8 000 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

231 080 €

Agency fees: 6 % VAT included*

Price without fees: 218 000 €

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



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• Description ref n°6808 •

A main house with a living area of approximately 150 m², an annex at the rear and an adjoining garage/outbuilding.

The house is composed as follows:

- A covered terrace, tiled floor.
- A living/dining room of approximately 57.6 m², tiled floor, a French window giving access to the terrace and a second giving onto the garden, an open fireplace and another corner open fireplace .
- A distribution corridor of approximately 11.9 m², tiled floor,
- A kitchen of approximately 13.5 m², tiled floor, French window opening onto the outside. Kitchen fitted with upper and lower cupboards, and equipped with an oven, a hood, gas hob.
- A cellar of approximately 7.8 m², floating parquet flooring.
- An office of approximately 17.6 m², parquet flooring.
- An entrance hall of approximately 6.9 m², tiled floor, sliding cupboards.
- A bedroom of approximately 13.5 m², parquet flooring.
- A separate toilet of approximately 2.4 m², tiled floor.
- A bedroom of approximately 17.5 m², linoleum floor on concrete slab.
- A bathroom of approximately 4.6 m², tiled floor and earthenware walls, sink, towel dryer, a shower, a skylight.

Adjoining:

A 9m x 9m garage divided into several rooms:

- An office of approximately 11.8 m², tiled floor, cupboard, ceiling paneling.
- A room of approximately 11 m² with a single-glazed French window, cupboards and cement floor.
- A kitchen area of approximately 23.2 m² with a sink, tiled floor,
- A boiler room of approximately 6.5 m² with fuel tank, cement floor.
- A garage of approximately 27.4 m², cement floor.
- A cave.
- A room used as a gym of approximately 15 m²

At the rear of the house, and adjoining it, a staircase leads to accommodation with a surface area of approximately 58 m² including:

- A living room/kitchen of approximately 21 m², tiled floor, French window, simply fitted kitchen with sink.
- A corridor of approximately 3.5 m², tiled floor.

