



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6853

• House - Beaumontois en Périgord •



DETAILS

Land surface: 18141 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: pompe a chaleur

Drainage/sewage: Septic tank

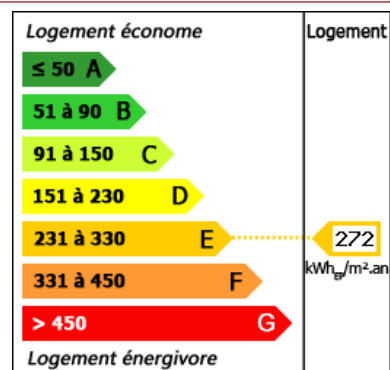
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: Not specified



Beautiful stone house, near Beaumont and Issigeac, Dordogne.
Magnificent enclosed garden and woods. 4 bedrooms and 3 bathrooms,
heated swimming pool, outbuilding, very large garage, workshop... peaceful

220 m² living

18 141 m²

- Issigeac -
Grand Rue

24560 Issigeac

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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°6853 •

This beautiful stone house of 220m², ideally located a few minutes from the medieval bastide of Beaumont, offers an exceptional living environment with its charming features and modern facilities, 4 bedrooms and 3 bathrooms, iperfect for accommodating a family or guests.

Entrance through an automatic electric wooden gate, the driveway leads you into a magnificent flowered park with mature shrubs and trees

The house offers on the ground floor, a large living room of 66 square meters with high ceiling, its veranda and its large fireplace with insert

A 34 m² kitchen, equipped with a fireplace with insert and a French door opening onto the terrace.

Also on the ground floor you will find a shower room with shower, WC and basin, as well as a 9.40 m² bathroom with bath and double basin.

The fmaster bedroom of 28 square meters, with its parquet floor and exposed beams.

15m² hall - door to boiler room/laundry room-workshop

A large boiler room-workshop of 44 square meters, with access to an air-conditioned wine cellar, also offers you practical and functional storage space.

Door to garage

1st Floor:

Bedroom no. 2 of approximately 23 square meters with mansarde slopping ceiling

Bedroom n°3: With its 13 square meters, parquet floor

Bedroom n°4: With an area of 15 square meters, parquet flooring,

- The house is equipped and heated by an air/water heat pump, a thermodynamic water heater heated by solar panels for energy efficiency.

- Annual taxes on the Property (taxe foncière) is 1681

