



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 6856

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 3750 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

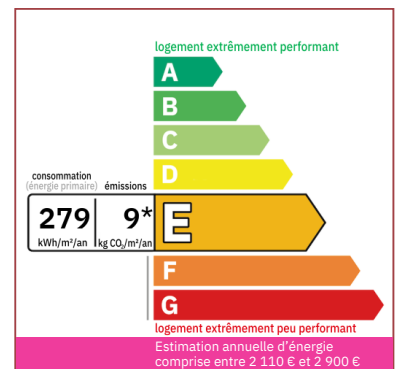
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1940



Between Villeréal and Beaumontois-en-Périgord. A Perigord-style house with two separate dwellings (one of which is currently rented) and 2 adjoining barns. Land all around.

147 m<sup>2</sup> living

3 750 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

160 500 €

Agency fees: 7 % VAT included\*

Price without fees: 150 000 €

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





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## • Description ref n°6856 •

A Périgord-style house with two independent dwellings:  
Dwelling No. 1 comprising:

- Access via a tiled terrace,
- An entrance to a kitchen of approximately 18.4 m<sup>2</sup>, tiled floor,
- A living room of approximately 17.4 m<sup>2</sup>, laminate flooring, a double-glazed PVC French window, wallpapered walls.
- A hallway of approximately 1.5 m<sup>2</sup>, tiled floor with cupboards.
- A bedroom of approximately 11.5 m<sup>2</sup>, linoleum floor on concrete screed,
- A shower room of approximately 3.4 m<sup>2</sup>, tiled floor, earthenware, a sink, a bathtub, toilet, wallpapered ceiling.
- Access to a floor with a hallway of approximately 7.7 m<sup>2</sup> with the water heater.
- A hallway of approximately 2.9 m<sup>2</sup>,
- A bedroom of approximately 9 m<sup>2</sup>, linoleum floor, a skylight, sloping ceiling.
- A bedroom of approximately 13.3 m<sup>2</sup> with sloping ceilings, a skylight.
- An attic of approximately 19.2 m<sup>2</sup>.

Additional information:

- Wooden joinery with single glazing and shutters except for the one in the living room.
- Electric heating.

Accommodation no. 2 comprising:

- An entrance to the kitchen/dining room of approximately 17.6 m<sup>2</sup>, tiled floor, with a fireplace with a wood stove, exposed beams, PVC paneling on the ceiling, a French window.
- A hallway of approximately 2.3 m<sup>2</sup>, tiled floor,
- A bedroom of approximately 10.4 m<sup>2</sup>, tiled floor, wallpaper on the walls, paneling on the ceiling.
- A bedroom of approximately 16.2 m<sup>2</sup>, tiled floor, paneling on the ceiling,
- A storage room of approximately 6.4 m<sup>2</sup>, linoleum on the floor
- A second hallway of approximately 5.7 m<sup>2</sup> in an L shape, a door leading outside.
- A shower room of approximately 3.7 m<sup>2</sup>, tiled floor, a toilet, sink, shower.

Additional information:

