

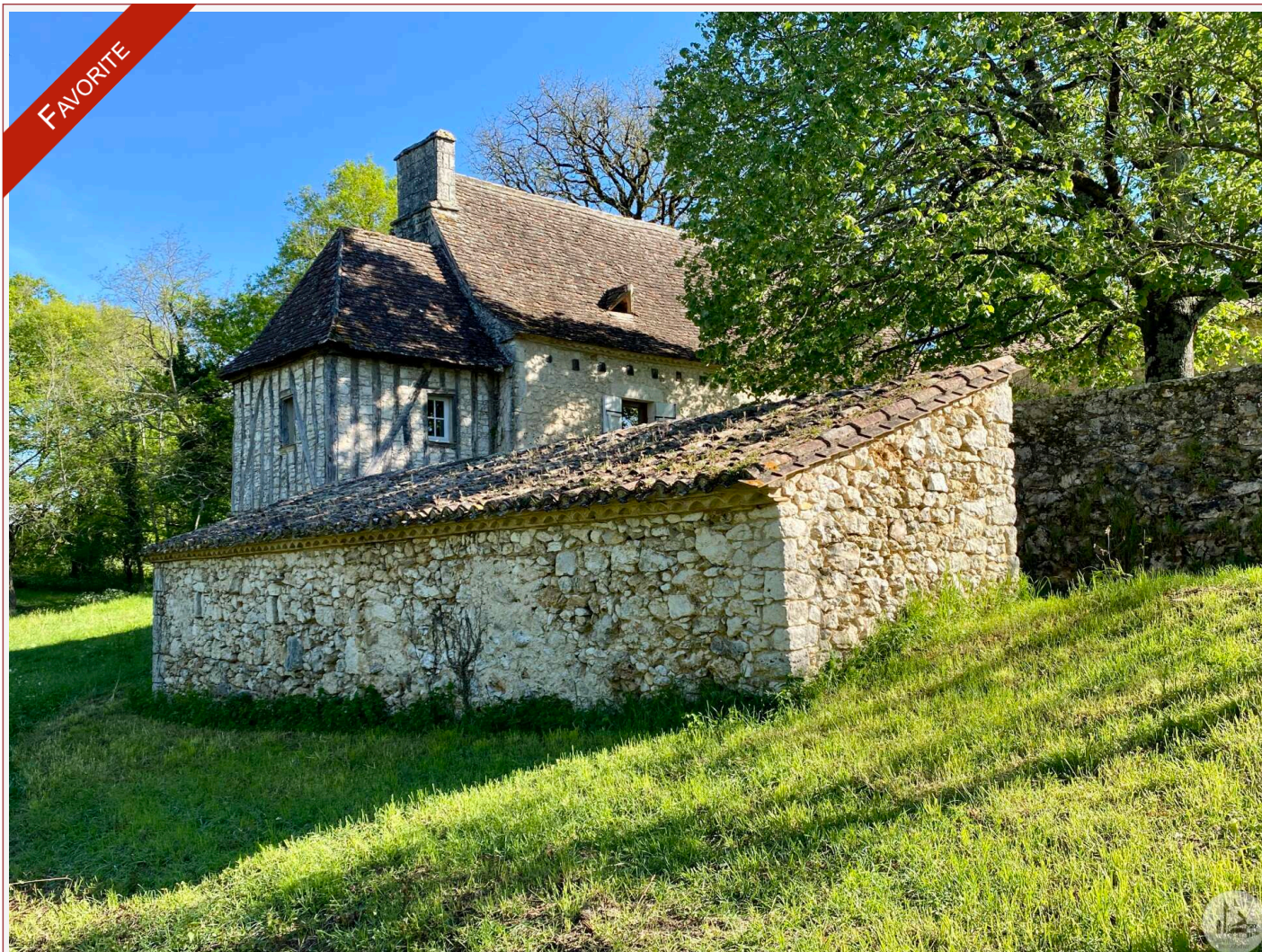


Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7007

• House - Beaumontois en Périgord •



DETAILS

Land surface: 9136 m²

Number of bedrooms: 2

Number of levels: 0

Type of heating: Fuel et bois

Drainage/sewage: Septic tank

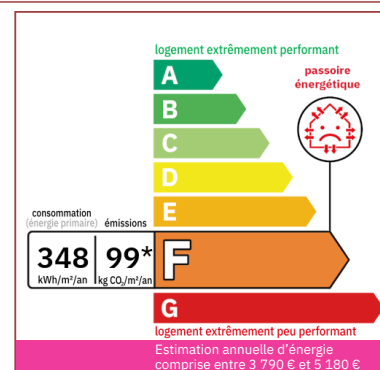
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: 1800



Lovely farmhouse located in a pretty hamlet near Issigeac and Beaumont.
Lots of character. Stone barn, cellar, well, meadow....

144 m² living

9 136 m²

Non-binding document

- Issigeac -
Grand Rue

24560 Issigeac

Tel : 05 53 58 68 26

issigeac@valadie-immobilier.com

Price fees included

293 000 €

Agency fees: 4,6 % VAT included*

Price without fees: 280 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7007 •

Nestled in a green setting on the edge of a charming hamlet and close to Issigeac and Beaumont, this charming farmhouse exudes the character and charm of the countryside.

With its preserved original and unique features, this property offers a true escape into the picturesque surroundings of Périgord, whilst being close to magnificent bastides and medieval towns.

The main stone house, full of character, welcomes you with a large living room of more than 85m², where the exposed beams, the two stone fireplaces and the terracotta floor create a warm and authentic atmosphere.

The simple 11m² kitchen in the dovecote section offers everything you need to prepare delicious meals.

The property includes a bathroom fitted with a bath/shower and sinks, as well as a separate WC. Two spacious bedrooms, one of 16m² and the other of approximately 13.65m², with French doors opening onto the pretty garden

A convertible attic offers additional potential to create a space personalized to your needs.

A stone barn, approximately 86m² with a converted part which can be used as a dormitory room of 31m², although this part is not equipped with heating, it also includes a single bathroom - 9m² with shower, a WC and sinks.

The 45m² barn part offers versatile space for various projects.

Pigsties and a 44m² cellar complete this set, offering additional storage and development possibilities.

A natural meadow provides an idyllic, bucolic setting, perfect for nature lovers and can also be perfect for horses or other animals.

Its original features and elements, this property offers a rare opportunity to live in a peaceful rural setting whilst being close to all the area's amenities and attractions.

