

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7034

• House - Beaumontois en Périgord •



#### **DETAILS**

Land surface: 0 m<sup>2</sup>

Number of bedrooms: 2

Number of levels: 2

Type of heating: Electric

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

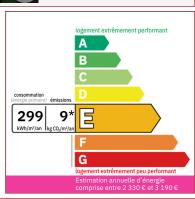
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: No

**Built:** Not specified



In the heart of the village, building made up of a commercial space and accommodation at the same time: communicating and with 2 separate entrances.

## 116 m<sup>2</sup> living

No field

- Villeréal -17 place de la Halle 47210 Villeréal

Tel: 05 53 36 08 27 villereal@valadie-immobilier.com

Price fees included

171 200 €

Agency fees: 7 % VAT included\* Price without fees: 160 000 €

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

Non-binding document



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

### • Description ref n°7034 •

Building with a beautiful 19th century facade, composed of:

- a commercial space on the ground floor (32.8 m2) with toilet (w.c, sink and cumulus)
- on the first floor: landing, fitted kitchen of approximately 15.4 m2 (sink, oven, extractor and gas hob) open to living / dining room (24 m2), toilet (w.c and sink)
- on the second floor: landing, 2 bedrooms (12.2 and 15.4 m2) with balcony, a room currently used for storage (6.7 m2) which could easily be converted into a dressing room or office, bathroom of approximately 3.5 m2 (sink, shower and a grinder toilet)

Electric heating (2020 boiler) Double glazed PVC windows in the house. Single glazing for the commercial premises.

- 3rd floor: Convertible attic (about 35 m2)

Cellar with well.











