



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7136

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 3500 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Chaudière Granule

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

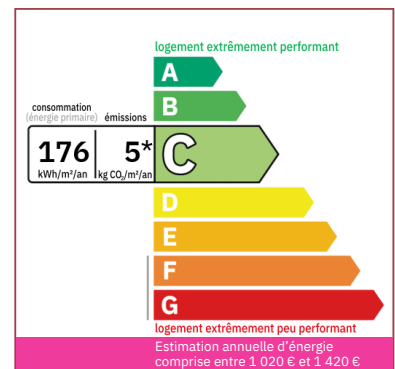
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** Not specified



Charming renovated house of 195 m<sup>2</sup> in the heart of the village. On the ground floor: entrance hall, 1 bedroom, separate toilet, kitchen, living room with fireplace, office and veranda. Master suite, 3 bedrooms, bathroom, separate

195 m<sup>2</sup> living

3 500 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

415 520 €

Agency fees: 6 % VAT included\*

Price without fees: 392 000 €

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





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## • Description ref n°7136 •

Discover this superb family house of 195 m<sup>2</sup>, completely renovated with taste and located in the heart of the village. Offering a perfect blend of modern comfort and traditional charm, this property is ideal for a family looking for a peaceful and pleasant living environment in a town with all amenities.

### Ground floor :

Welcoming and spacious entrance hall.

A bright room.

A bathroom, separate toilet.

Functional and well-equipped kitchen.

Warm living room with fireplace (insert), perfect for cozy family evenings.

Large desk ideal for teleworking or as a reading space.

Bright veranda, offering a breathtaking view of the garden.

### First floor :

Master suite with large built-in cupboards, offering optimal storage space.

Modern bathroom.

Separate toilets.

Three additional bedrooms, including a double, ideal for children or guests.

### Exterior:

Land of almost 3500 m<sup>2</sup>, perfect for gardening enthusiasts or to enjoy moments of relaxation outdoors.

Large basement, offering numerous storage or development possibilities.

Garage that can accommodate three cars, a real asset for a family with several vehicles.



This house with many assets combines charm and fu

