



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7150

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 4151 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

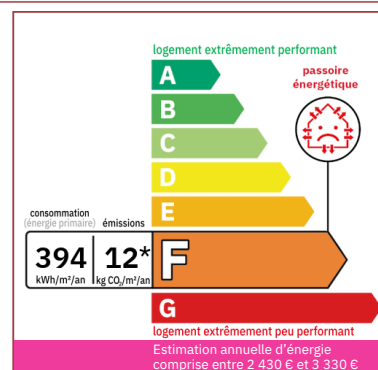
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 1800



An old stone presbytery with a pretty interior courtyard and rear garden. A habitable annex and a stone barn. Garden of approximately 4,000 m<sup>2</sup>.

118 m<sup>2</sup> living

4 151 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

265 000 €

Agency fees: 6 % VAT included\*

Price without fees: 250 000 €

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





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## • Description ref n°7150 •

A country house, former presbytery with a living area of approximately 118 m<sup>2</sup> including:

- An entrance hall of approximately 9 m<sup>2</sup>, parquet flooring, wooden staircase, a French window opening onto the interior courtyard. A separate toilet under the stairs.
- A living room of approximately 26.5 m<sup>2</sup>, parquet flooring, a fireplace with a wood stove, a French window opening onto the garden, 2 old cupboards.
- A kitchen of approximately 24.2 m<sup>2</sup>, parquet flooring, a French window opening onto the garden at the back. Kitchen equipped with a hood, an induction hob, integrated dishwasher and integrated fridge as well as high and low cupboards (+ worktop)

Upstairs :

- A distribution landing of approximately 7.5 m<sup>2</sup>, parquet flooring.
- A bedroom of approximately 14.3 m<sup>2</sup>, parquet flooring.
- A bathroom of approximately 10.4 m<sup>2</sup>, parquet flooring, a bathtub, a toilet, a bidet, a sink.
- A bedroom of approximately 14 m<sup>2</sup>, parquet flooring with an ensuite dressing room of approximately 10.5 m<sup>2</sup>, parquet flooring

Additional information :

- Electric heating and a wood stove installed in the fireplace
- Sanitation by a compliant septic tank.
- Wooden joinery with double glazing and wooden shutters.
- Roof redone in 2014 and insulation with glass wool.

Outside :

- A habitable annex of approximately 60 m<sup>2</sup> including: a room of approximately 43 m<sup>2</sup>, cement floor, 2 French windows, one of which opens onto the courtyard. A wood stove. A laundry room of approximately 11 m<sup>2</sup>, tiled floor, large bay window. A bathroom of approximately 7 m<sup>2</sup> with toilet, sink and shower. Electricity to be redone. The joinery will be replaced.
- A stone barn of approximately 26 m<sup>2</sup>.
- A courtyard at the front
- A terrace on the north side
- Garden of approximately 4000 m<sup>2</sup>.

