



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7265

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

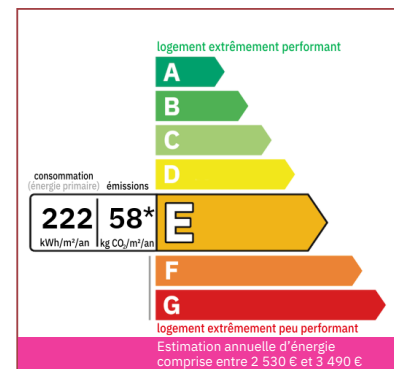
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Real estate complex on 5,600 m<sup>2</sup> comprising a main house of 96 m<sup>2</sup> with 3 bedrooms, a second building with small dwelling, garages and barns. Gas heating, single glazing, roof in good condition, septic tank and well.

90 m<sup>2</sup> living

5 000 m<sup>2</sup>

- Villeréal -

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Price fees included

181 900 €

Agency fees: 7 % VAT included\*

Price without fees: 170 000 €

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



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## • Description ref n°7265 •

Discover this real estate complex offering great potential, composed of two buildings located on a plot of 5,600 m<sup>2</sup>. This property, located in a peaceful setting, is suitable for a residential project as well as for a development for professional or leisure purposes.

### Main house (96 m<sup>2</sup>):

The main house is spread over two levels. On the ground floor, you will find an entrance hall, a kitchen open to the dining room and a bedroom. Upstairs, two additional bedrooms and a shower room complete the ensemble. This accommodation benefits from gas central heating.

### Second building:

The second building offers a small additional dwelling (without a shower room), ideal for guests or to be redesigned according to your needs. It also has garages, barns and various outbuildings for various uses (storage, workshop, etc.).

### Technical characteristics:

- Single glazing
- Gas central heating
- Septic tank
- Roof in good condition
- Presence of a well on the property

This complex offers many possibilities, whether for a main residence with annexes or for a more ambitious rehabilitation project. To discover without delay.

