



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7366

• House - Beaumontois en Périgord •



DETAILS

Land surface: 9157 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

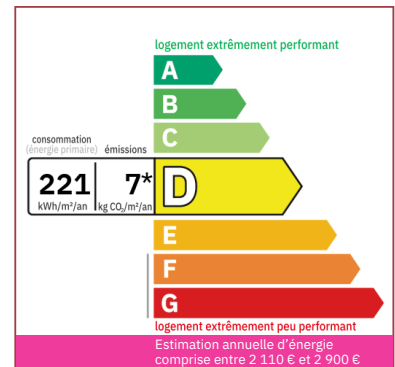
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

Built: Not specified



On the outskirts of a small town, shops (bastides) 8 minutes away, restaurants and bakery within walking distance, large and comfortable house, habitable on the ground floor, with swimming pool, well and outbuildings. Quiet site and yet

170 m² living

9 157 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

404 250 €

Agency fees: 5 % VAT included*

Price without fees: 385 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7366 •

In a rather rural environment, large and pleasant family house, perfectly maintained, of approximately 170 m² which consists of an entrance of 3.5 m², a dining room of 26 m², a bright living room of 46 m² with fireplace (insert), an equipped kitchen of 16 m² (with oven, hob, hood) with its semi-separate dining area, and a utility room/laundry room of 10.20 m² with exit to the garden. The living room (around 72 m² in total) opens onto 2 covered terraces.

A corridor serves 3 bedrooms of 11; 12 m² and 9.25 m², a bathroom with walk-in shower of 4.10 m² and a separate toilet.

In the living room: a magnificent wooden staircase gives access to the first floor.

On the 1st (in the raised part of the house): a landing of 4 m², which leads to a bright master bedroom of 14 m² with its covered terrace of 8 m², a bathroom of 5.49 m² and a separate toilet.

Comfort items: A water refiner.

Electric heating + insert. Aluminum double glazing.

Photovoltaic panels (income: approximately €1,500 per year. Resale to EDF)

Quality services and careful maintenance.

Outside and near the house: an outbuilding of 23.46 m² (the walls of which are insulated): different possibilities for development: playroom, room for children or professionals, or even creation of a bedroom guest house, studio or apartment using the adjoining garage for example.

A garage with electric closure of 28.87 m² and carport.

A covered terrace of 15 m².

A secure swimming pool of 10 x 5 m with its pool house: summer kitchen, a shower, a toilet and sink.

Separated by a hedge, and providing ease of storage and DIY: a shed of 296 m² adjoining a closed workshop of 77.5 m² with a mezzanine.

Land of more than 9000 m², planted with trees and decorated with a well (with pump) connected to 3 taps placed in the garden (watering), a pond. Possibility of acquiring the property without the shed or with less land.

