



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7403

• House - Beaumontois en Périgord •



DETAILS

Land surface: 2695 m²

Number of bedrooms: 4

Number of levels: 2

Type of heating: Gas

Drainage/sewage: Septic tank

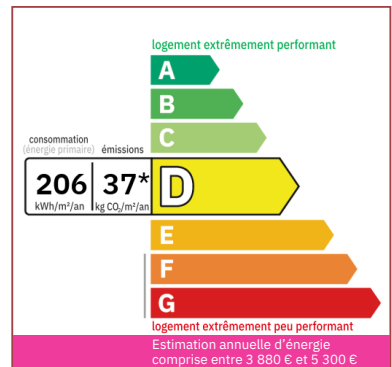
Swimming pool: Yes

Ground floor living: No

Work needed: No work

Fireplace: Yes closed hearth

Built: 1900



A beautiful Perigord-style stone building with 4 bedrooms and a habitable annex. A stone barn and double garage. Pretty enclosed garden all around. Close to the Bastide de Beaumontois in Périgord.

203 m² living

2 695 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

450 500 €

Agency fees: 6 % VAT included*

Price without fees: 425 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7403 •

Perigord-style stone house on three levels, with a living area of approximately 203 m², comprising:

- An entrance to a living room/dining room and fitted kitchen of approximately 53 m² with a stone fireplace with a wood stove,
 - A storeroom of approximately 14 m² with exit to the terrace,
 - An adjoining room comprising a toilet and a washbasin.
- A living room/office of approximately 23.88 m² with its exit to a terrace of approximately 23 m² where there is a dovecote of approximately 6 m².

A wooden staircase leading to the first floor:

- A landing of approximately 16.77 m² which serves a master suite of approximately 24.6 m² with its bathroom of approximately 6.2 m² with a shower, sink and toilet.
- A bedroom of approximately 28.30 m² and an en suite shower room of approximately 4 m² with a toilet, shower, sink.

On the second floor:

- A landing of approximately 9 m² which gives access
- A bedroom of approximately 13 m², parquet flooring, a bathroom next door of approximately 2.4 m²
- A bedroom of approximately 15.4 m², with a bathroom with toilet, shower and sink of 2.46 m².

Information:

- Gas central heating with a tank in the garden.
- Wooden joinery with double glazing and hinged shutters.
- Old pit for water recovery. Aluminum Gate.
- Property tax: Approximately €2,400
- Fiber available.

Outside:

A habitable independent stone annex of approximately 36 m² which consists of a fitted kitchen/living room of 18.80 m², a hallway of 2.16 m², a bedroom of 10.17 m², a shower room of 4.7 m² with w.c. With a private entrance, parking with secure gate.

Outbuilding of 70 m² with a 2-door garage side of 31 m² and a workshop side with a fireplace (Roof redone 4 years ago)

Outside:

