



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7403

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 2695 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 2

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

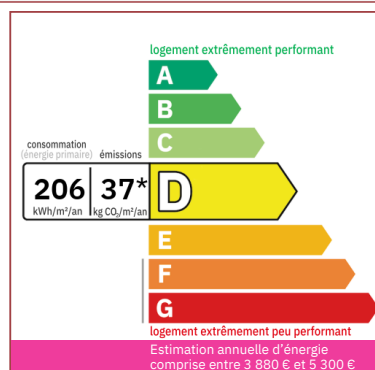
**Swimming pool:** Yes

**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 m<sup>2</sup> living

2 695 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

399 000 €

Agency fees: 6 % VAT included\*

Price without fees: 376 415 €

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





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## • Description ref n°7403 •

Perigord-style stone house on three levels, with a living area of approximately 203 m<sup>2</sup>, comprising:

- An entrance to a living room/dining room and fitted kitchen of approximately 53 m<sup>2</sup> with a stone fireplace with a wood stove,
  - A storeroom of approximately 14 m<sup>2</sup> with exit to the terrace,
  - An adjoining room comprising a toilet and a washbasin.
- A living room/office of approximately 23.88 m<sup>2</sup> with its exit to a terrace of approximately 23 m<sup>2</sup> where there is a dovecote of approximately 6 m<sup>2</sup>.

A wooden staircase leading to the first floor:

- A landing of approximately 16.77 m<sup>2</sup> which serves a master suite of approximately 24.6 m<sup>2</sup> with its bathroom of approximately 6.2 m<sup>2</sup> with a shower, sink and toilet.
- A bedroom of approximately 28.30 m<sup>2</sup> and an en suite shower room of approximately 4 m<sup>2</sup> with a toilet, shower, sink.

On the second floor:

- A landing of approximately 9 m<sup>2</sup> which gives access
- A bedroom of approximately 13 m<sup>2</sup>, parquet flooring, a bathroom next door of approximately 2.4 m<sup>2</sup>
- A bedroom of approximately 15.4 m<sup>2</sup>, with a bathroom with toilet, shower and sink of 2.46 m<sup>2</sup>.

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 m<sup>2</sup> which consists of a fitted kitchen/living room of 18.80 m<sup>2</sup>, a hallway of 2.16 m<sup>2</sup>, a bedroom of 10.17 m<sup>2</sup>, a shower room of 4.7 m<sup>2</sup> with w.c. With a private entrance, parking with secure gate.

Outbuilding of 70 m<sup>2</sup> with a 2-door garage side of 31 m<sup>2</sup> and a workshop side with a fireplace (Roof redone 4 years ago)

Outside:

