



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7444

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1417 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

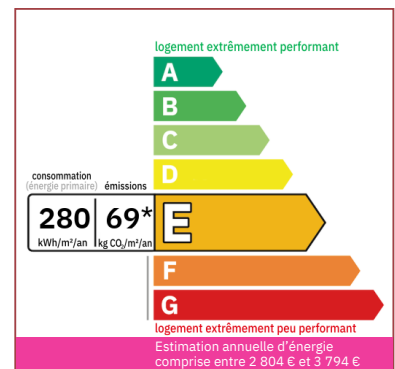
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified



Nestled in a small hamlet with a view, a few kilometers from Beaumont du Périgord, country house of 140 m<sup>2</sup>, four bedrooms, shower room and bathroom, double garage on 1417 m<sup>2</sup> enclosed and wooded land.

140 m<sup>2</sup> living

1 417 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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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°7444 •

Périgourdine stone farmhouse style of 140 m<sup>2</sup> on enclosed land of 1417 m<sup>2</sup>.

This is composed on the ground floor; of a kitchen open to living room of 50 m<sup>2</sup> with closed insert, of two bedrooms of 11 m<sup>2</sup> each with its French window opening onto the garden, of a shower room, of a bathroom, of separate toilets and of a wine cellar of 20 m<sup>2</sup>.

Upstairs; a living room of 30 m<sup>2</sup> attic, two bedrooms of 16 and 25 m<sup>2</sup> attic overlooking the dovecote.

A double garage of 43 m<sup>2</sup>, a laundry room, a superb attic and a storeroom complete this property.

Outside a flat landscaped garden.

Double glazing.

oil and wood heating.

The roof is in good condition.

