



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7491

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 10648 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

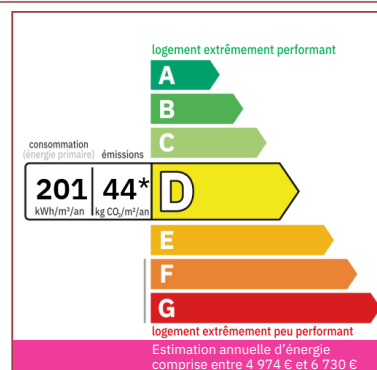
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** 1845



Superb set of buildings in a dominant position comprising an imposing residential house, completely renovated with taste, and more than 600 m<sup>2</sup> of outbuildings such as a drying room, barns, a garage, etc.

219 m<sup>2</sup> living

10 648 m<sup>2</sup>

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Price fees included

583 000 €

Agency fees: 6 % VAT included\*

Price without fees: 550 000 €

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



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## • Description ref n°7491 •

Stone property comprising;

A 230 m<sup>2</sup> residential house completely renovated with on the ground floor a 24 m<sup>2</sup> kitchen, a 45 m<sup>2</sup> living room with pellet stove, a wine cellar and separate toilet with washbasin.

Upstairs four bedrooms all with chestnut floors and four bathrooms and showers with toilets.

Outside a 19 m<sup>2</sup> laundry room, a cellar, a 16 m<sup>2</sup> boiler room, a 34 m<sup>2</sup> pigsty and a 26 m<sup>2</sup> garage

A 200 m<sup>2</sup> barn in excellent condition as well as a 200m<sup>2</sup> Gironde dryer in exceptional condition.

A landscaped garden enclosed and planted with trees of more than one hectare.

PVC double glazing with electric shutters or blinds in Oregon.

The 2019 roof is in flat and channel tiles.

Oil heating with recent Viessmann boiler.

Individual sanitation standards in 2021.

