



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7635

• House - Beaumontois en Périgord •



DETAILS

Land surface: 1970 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Gas

Drainage/sewage: Septic tank

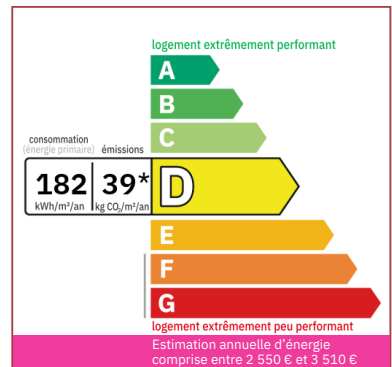
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: 1971



Beaumontois area, Dordogne, Charming house of approximately 220 m², five bedrooms, two bathrooms, swimming pool and double garage on landscaped land of approximately 2600 m². Ideal for a large family or rental project.

200 m² living

1 970 m²

Non-binding document

Pricaz Thibaut
Agent commercial
Tel : 06 15 61 55 37

<https://valadie-immobilier.com>
thibaut@valadie-immobilier.com

Price fees included
254 400 €

Agency fees: 6 % VAT included*
Price without fees: 240 000 €

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



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°7635 •

House from 1971 of approximately 220 m2 comprising two dwellings on an enclosed plot of 2587 m2.

On the ground floor, the first dwelling consists of a main room with a semi-open kitchen on a living room of approximately 30 m2, a living room, a master suite of approximately 20 m2 with shower and sink, a bathroom, an office that can be used as a bedroom of approximately 12 m2, separate toilet.

A laundry room/boiler room, a garage of approximately 60 m2 with electric lock, cellar and a storage room.

On the first floor, the second dwelling is accessible by a veranda of almost 25 m2 and consists of a kitchen/dining room of almost 25 m2, a living room with fireplace, then a hallway that leads to two bedrooms, an office that can be used as a third bedroom, a bathroom and separate toilet.

Outside, a main courtyard gives access to a wooded garden enclosed by an electric gate on which there is a 13m*6m chlorine swimming pool.

Individual sanitation system not compliant.

The roof is in good condition according to the owners.

Mixed double and single glazing.

Gas heating.

