



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7635

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1970 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

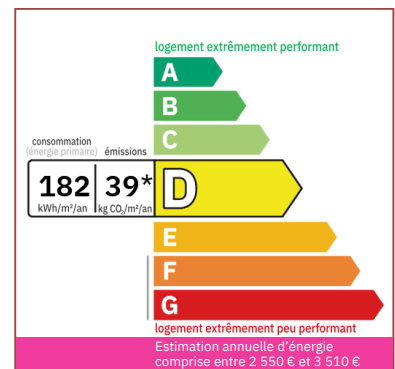
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1971



Beaumontois area, Dordogne, Charming house of approximately 220 m<sup>2</sup>, five bedrooms, two bathrooms, swimming pool and double garage on landscaped land of approximately 2600 m<sup>2</sup>. Ideal for a large family or rental project.

200 m<sup>2</sup> living

1 970 m<sup>2</sup>

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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



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## • Description ref n°7635 •

House from 1971 of approximately 220 m<sup>2</sup> comprising two dwellings on an enclosed plot of 2587 m<sup>2</sup>.

On the ground floor, the first dwelling consists of a main room with a semi-open kitchen on a living room of approximately 30 m<sup>2</sup>, a living room, a master suite of approximately 20 m<sup>2</sup> with shower and sink, a bathroom, an office that can be used as a bedroom of approximately 12 m<sup>2</sup>, separate toilet.

A laundry room/boiler room, a garage of approximately 60 m<sup>2</sup> with electric lock, cellar and a storage room.

On the first floor, the second dwelling is accessible by a veranda of almost 25 m<sup>2</sup> and consists of a kitchen/dining room of almost 25 m<sup>2</sup>, 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.

