



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7686

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1240 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1970

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Charming stone Perigord house of approximately 115 m<sup>2</sup>, just a stone's throw from the beautiful Bastide de Beaumont du Périgord, featuring four bedrooms, two bathrooms, and a double garage on a 1,240 m<sup>2</sup> plot in a residential area. A

140 m<sup>2</sup> living

1 240 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

Price fees included

238 500 €

Agency fees: 6 % VAT included\*

Price without fees: 225 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°7686 •

Perigord-style stone house of approximately 115 m<sup>2</sup> on a 1240 m<sup>2</sup> plot.

It comprises:

On the ground floor: an entrance hall, a main living/dining room with two French doors and a closed fireplace, a fitted kitchen with French doors, a pantry, two bedrooms, a bathroom with double sinks, and a separate toilet.

Upstairs: two bedrooms, a bathroom with toilet, and an attic that can be converted into a dressing room.

Outside: a terrace surrounding the house provides access to an enclosed pleasure garden with a 25 m<sup>2</sup> garage-style outbuilding.

The roof is in good condition, according to the owner.

Electric heating.

Double-glazed wooden frames.

Communal drainage: mains drainage.

