

## 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

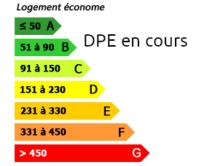
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

**Built:** 1970



Logement énergivore

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 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

Non-binding document



## Agence Immobilière Valadié

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## • Description ref n°7686 •

Perigord-style stone house of approximately  $115 \text{ m}^2$  on a  $1240 \text{ m}^2$  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.











