

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 7720

• House - Beaumontois en Périgord •



## **DETAILS**

Land surface: 3017 m<sup>2</sup>

Number of bedrooms: 4

Number of levels: 1

Type of heating: Électrique et pole à bois

Drainage/sewage: Pit all waters

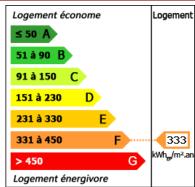
Swimming pool: No

Ground floor living: No

Work needed: No work

Fireplace: Yes open hearth

**Built:** Not specified



A charming character property with stone and exposed beams, quietly situated with lovely views and a stone barn which could be developed. Close to the Charming stone property with barn and views

151 m<sup>2</sup> living

3 017 m<sup>2</sup>

Issigeac -Grand Rue24560 Issigeac

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Price fees included

305 000 €

Agency fees: 5,2 % VAT included\* Price without fees: 290 000 €

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

Non-binding document



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## • Description ref n°7720 •

This charming house benefitting from a calm location, set at the end of a small no through road.

The property comprises of

Living room (20m²) tiled floor, exposed stone wall and beams and large wood burning stove, French doors to garden with views

Kitchen (21.12 m<sup>2</sup>) tiled floor hallway (16.16 m<sup>2</sup>) parquet floor

Bedroom 1 (11.90 m²) wooden floor Bathroom (4.32 m²) WC, shower, basin and wc Bedroom 2 (14.94 m²) Wooden floor Laundry room (7.68 m²) with stairs leading upstairs

Landing area (13.80 m²) with exposed beams Bedroom/office (15.75 m²)

Shower room (5.8 m²) with shower, sink, WC and heated towel rail.

Bedroom 4 (20 m<sup>2</sup>) with parquet floor

Mature garden with open countryside views
Pretty stone barn adjoining the house (79 m²) scope for renovation

Garage (23.8 m<sup>2</sup>)









