



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7723

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 5.8 ha

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

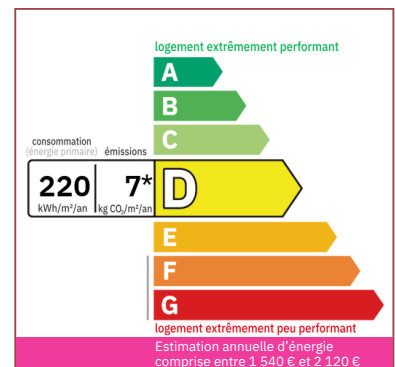
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1800



Beaumont du Périgord area, charming stone property on the edge of a small hamlet, 250 m<sup>2</sup> of living space, barns and swimming pool on a wooded park and meadows of around 6 hectares. A real favorite

250 m<sup>2</sup> living

58 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

595 000 €

Agency fees: 4,9 % VAT included\*  
Price without fees: 567 000 €

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





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## • Description ref n°7723 •

U-shaped stone property with three dwellings for a total of approximately 250 m<sup>2</sup> of living space, a swimming pool and outbuildings on a plot of 58,119 m<sup>2</sup>.

The main farmhouse-style dwelling of approximately 115 m<sup>2</sup> consists of;

A kitchen open to the dining room, a living room, three bedrooms, a bathroom with toilet and a shower room with toilet.

The second dwelling in the central wing consists of;

On the ground floor, a main room with a kitchen open to the dining room and period fireplace, a living room with an open fireplace and a shower room with toilet. Access to a private garden with a terrace sheltered by a courtyard.

Upstairs; two attic bedrooms and a shower room with toilet.

The third single-storey dwelling in the last wing consists of; a main room with a kitchen open to the dining room and living room with a wood stove and access to the outside where there is a terrace. A bedroom, a bathroom and separate toilet.

Continuing from this house, a barn of approximately 120 m<sup>2</sup> with workshop and storage area, three accesses to the outside.

A landscaped garden accessible by a terrace surrounding the houses gives access to a 12m.\*6m chlorine swimming pool.

The frames are in single wooden glazing except for the third house which is in double glazing.

Individual sanitation by septic tank to standards.

The roofs of the houses are in good condition according to the owners.

The heating system is electric and wood.

