



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7862

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 4

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

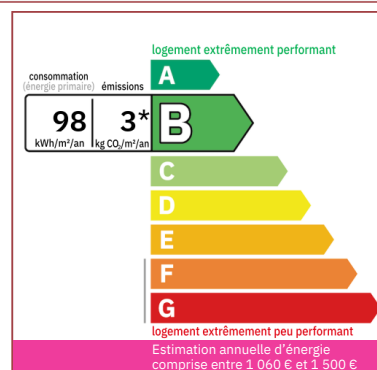
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** No work

**Fireplace:** Yes closed hearth

**Built:** 2015



Between Villereal and Beaumont du Périgord, comfortable house of approximately 160 m², four bedrooms, garages and outbuildings on enclosed land of 1.3 hectares without permanent overlook...Ideal for a large family...

160 m² living

10 000 m²

Pricaz Thibaut  
Agent commercial

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Price fees included

339 200 €

Agency fees: 6 % VAT included\*

Price without fees: 320 000 €

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





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## • Description ref n°7862 •

Single-story house of approximately 160 m<sup>2</sup> built in 2015 with outbuildings on a plot of 12,670 m<sup>2</sup>.

The living area comprises:

A large main room with an entrance hall, an open kitchen with a central island, a living room, and a dining room with an Invicta wood-burning stove. Three bedrooms ranging from 11 to 16 m<sup>2</sup>, a large 15 m<sup>2</sup> bathroom with a double sink and heated towel rail that can accommodate a bathtub. A fourth bedroom of almost 35 m<sup>2</sup> with a dressing room that can accommodate a shower room. Separate toilet.

Adjacent to the living area is a large insulated garage of approximately 50 m<sup>2</sup> with dual access to the exterior, including an electrically operated main door. It houses a thermodynamic water heater.

Outside, a large terrace and courtyard lead to a pleasure garden and a meadow with a shed, a garden shed, a chicken coop, and a pond. The property is fenced and secured by an electric gate. The sanitation system is individual, with a septic tank, and the heating system is electric.

