



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7981

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 9.5 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

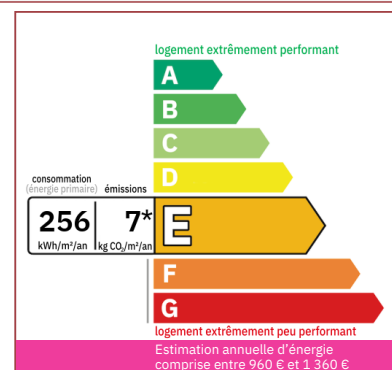
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1800



Beaumontois area in Périgord, at the end of a long road in a dominant position and without neighbors, charming stone property tastefully renovated with approximately 160 m<sup>2</sup> of living space, barns, swimming pool... Guaranteed to

160 m<sup>2</sup> living

95 000 m<sup>2</sup>

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Price fees included

455 800 €

Agency fees: 6 % VAT included\*

Price without fees: 430 000 €

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





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## • Description ref n°7981 •

Renovated stone property of approximately 160 m<sup>2</sup> (1,700 sq ft) with a gîte and outbuildings on a plot of 92,409 m<sup>2</sup> (98,000 sq ft).

The main house, measuring approximately 115 m<sup>2</sup> (1,170 sq ft), is composed of:

A main room with a kitchen open to the dining room and living room with a wood-burning stove, a veranda, two bedrooms, a bathroom, and a separate toilet.

Upstairs, there is a fully convertible attic.

The secondary house comprises: -A gîte of approximately 50 m<sup>2</sup> (530 sq ft) with, on the ground floor, a main room with a kitchen open to the dining room and living room with a wood-burning stove, and a bathroom with a toilet. Upstairs, there is a bedroom.

-A barn.

-A garage with a workshop.

Outside, several terraces, two of which have a covered area, lead to a landscaped garden with a small swimming pool, then meadows and forest.

Non-compliant individual drainage system. The frames are double-glazed and made of wood.

Electric heating

