



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8033

• House - Beaumontois en Périgord •



DETAILS

Land surface: 49376 m²

Number of bedrooms: 5

Number of levels: 1

Type of heating: Fuel oil

Drainage/sewage: Septic tank

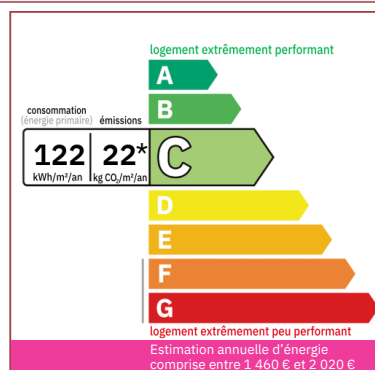
Swimming pool: Yes

Ground floor living: Yes

Work needed: No work

Fireplace: Yes closed hearth

Built: 1642



A stone complex with a residential house with a terrace overlooking the valley with stunning views, a swimming pool, outbuildings and quality horse facilities. Set in 4.9 hectares of land

182 m² living

49 376 m²

- Villeréal -

17 place de la Halle

47210 Villeréal

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Price fees included

575 000 €

Agency fees: 4 % VAT included*

Price without fees: 552 885 €

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



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A two-story house of approximately 182 m², comprising:
On the ground floor:

- An entrance hall of approximately 10.2 m² with a hallway leading to the living room and the hallway leading to the sleeping area. A staircase also leads upstairs.
- A kitchen/dining room of approximately 28 m², with polished concrete flooring, and a French door opening onto a large, tiled terrace of approximately 40 m². The kitchen is fitted with upper and lower cupboards and is equipped with an oven, a hob, a dishwasher, an extractor hood, and an island area with a sink.
- A living room of approximately 34 m², with wood-effect tiled flooring, and a French door opening onto the terrace. A stone fireplace with a wood-burning stove.
- Access to a laundry/boiler room of approximately 10.5 m², with tiled flooring. - A space leading to a former bathroom of approximately 6 m².
- A hallway of approximately 7 m², with parquet flooring and built-in cupboards.
- A separate toilet of approximately 1.8 m² with a washbasin.
- A bathroom of approximately 8.4 m² with a whirlpool tub, walk-in shower, double sink, heated towel rail, polished concrete floor, and tiled walls.
- Three bedrooms of approximately 12 m², 11.5 m², and 12 m², with laminate flooring and built-in cupboards.

Upstairs:

- A landing of approximately 9 m², with laminate flooring.
- A shower room of approximately 4 m², with tiled flooring and tiled walls, a shower cubicle, a sink, and a toilet.
- A bedroom of approximately 35.6 m², with sloping ceilings, parquet flooring, exposed beams, and stone walls. - A second bedroom of approximately 49.2 m² (49.2 sq ft) with sloping ceilings, parquet flooring, exposed beams, and stone walls.
- A cellar under the house with a sink, approximately 90 m² (964 sq ft), cement floor. Ceiling insulation.

Information:

- Oil-fired central heating and a wood-burning stove in the living room
- Water softeners
- Thermodynamic water heater
- Air conditioning upstairs

