



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8084

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 78657 m<sup>2</sup>

**Number of bedrooms:** 8

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Septic tank

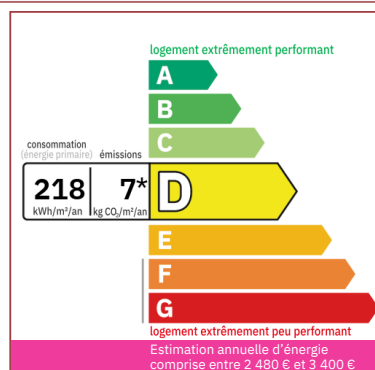
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Second work

**Fireplace:** Yes open hearth

**Built:** 1600



Beaumont du Perigord/Monpazier area, charming property with main house of 190 m<sup>2</sup>, two gîtes, outbuildings, tennis court, pond, meadows and woods.

360 m<sup>2</sup> living

78 657 m<sup>2</sup>

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Price fees included

535 300 €

Agency fees: 6 % VAT included\*

Price without fees: 505 000 €

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





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## • Description ref n°8084 •

Stone property with a main house, two gîtes, and outbuildings on a 78,657 m<sup>2</sup> plot with a swimming pool.

The property comprises:

On the ground floor: an entrance hall with a hallway, a main room with a living/dining room featuring a fireplace, a kitchen, and a suite with a shower room and toilet.

Upstairs: three bedrooms, a bathroom with a bathtub and shower, a laundry room, and a toilet.

The first gîte, in an annex building, comprises: a main room with a kitchen open to the living/dining room, a suite with a toilet, and an attic bedroom upstairs.

The second gîte, in another building, offers a main room with a kitchen open to the living/dining room and a suite with a double sink bathroom.

Numerous outbuildings include two other gîtes requiring complete renovation, barns, workshops, attics, and a tennis court.

Outside: An interior courtyard leads to a landscaped garden with a swimming pool and a lake surrounded by meadows and forests.

Electric heating system with a heat pump and air conditioning.

Individual sanitation system with five septic tanks.

The windows are single and double glazed.

