



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8137

• House - Beaumontois en Périgord •

FAVORITE



## DETAILS

**Land surface:** 18141 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Pompe à chaleur et cheminées / insert

**Drainage/sewage:** Septic tank

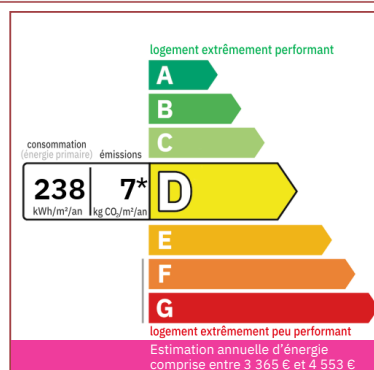
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



In a bucolic and particularly preserved setting, protected by its landscaped park crowned by an oak wood, beautiful stone house with outbuildings, a swimming pool, all perfectly maintained.

223 m<sup>2</sup> living

18 141 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

villereal@valadie-immobilier.com

Price fees included

630 000 €

Agency fees: 5 % VAT included\*

Price without fees: 600 000 €

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8137 •

Dreaming of a peaceful, spacious, and authentic living environment? This beautiful, carefully renovated stone house will charm you with its generous proportions, high-quality features, and exceptional natural setting.

The house comprises: - on the ground floor: a spacious central entrance (23.4 m<sup>2</sup>) leading to the main rooms; the fitted kitchen - 33.7 m<sup>2</sup>- (integrated induction hob, oven, extractor hood, dishwasher, refrigerator) and with a fireplace/insert, large and bright living room (51.2 m<sup>2</sup>) with fireplace (insert), high ceilings, veranda area with electric shutters, airlock (16.6 m<sup>2</sup>) leading to a first large bedroom (26.8 m<sup>2</sup>) with cupboards, bathroom - 9.2 m<sup>2</sup>- (2 sinks and bathtub), shower room - 4.2 m<sup>2</sup>- (sink, shower and toilet) and the laundry room (4.4 m<sup>2</sup>), double garage (66 m<sup>2</sup>) and air-conditioned wine cellar (4.6 m<sup>2</sup>). Upstairs: landing, hallway, and gallery (11.7 m<sup>2</sup> in total) providing access to three bedrooms with closets (16.6 m<sup>2</sup>; 12.5 and 11.6 m<sup>2</sup>), a bathroom (5 m<sup>2</sup>) with sink, shower, and toilet.

Covered terrace and second terrace equipped with an electric roller blind.

Heating by an air-to-water heat pump supplying radiators. Thermodynamic water heater (powered by solar panels and electricity if needed). Double and single-glazed windows.

Pool house (10 m<sup>2</sup>) - possibility of adding a bathroom. Adjoining workshop (38.4 m<sup>2</sup>). Covered terrace overlooking the pool.

Heated salt-water swimming pool (11m x 6m) with an electric shutter.

Majestically wooded grounds with flowerbeds. Oak woods. Fully fenced. 2 rainwater collectors.

A rare living space, combining old-world charm and modern comfort, in a peaceful, green setting.

