



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8143

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 5169 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

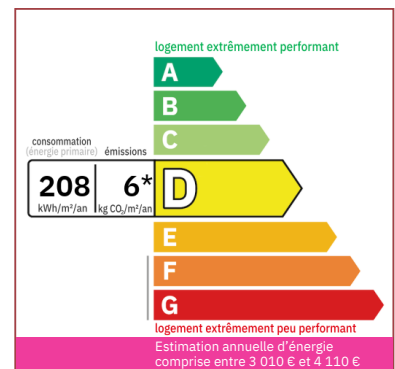
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1979



Beaumont du Perigord area, spacious house of over 200 m<sup>2</sup>, five bedrooms, three bathrooms, garage and barn of over 250 m<sup>2</sup> on a plot of land suitable for a swimming pool of over 5000 m<sup>2</sup>.

210 m<sup>2</sup> living

5 169 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

385 000 €

Agency fees: 3,8 % VAT included\*  
Price without fees: 371 000 €

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



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## • Description ref n°8143 •

House built in 1979 with a basement, approximately 210 m<sup>2</sup>, with a guest house and outbuilding, on a 5169 m<sup>2</sup> plot.

The main house comprises:

On the first floor, a veranda, a kitchen/dining room, a living room with a wood-burning stove, two bedrooms, a dressing room, a bathroom, and a separate toilet.

On the second floor, a landing, two bedrooms, a shower room, and a separate toilet.

On the ground floor: a large basement with a garage, cellar, and storage rooms.

The guest house, approximately 40 m<sup>2</sup>, consists of a main room with an open-plan kitchen/living/dining room, a bedroom, and a shower room with a toilet.

The outbuilding, a barn/shed style, is approximately 250 m<sup>2</sup>.

Outside: a central courtyard provides access to a wooded and enclosed park.

The windows are double-glazed.

The property has a functional but non-compliant septic tank. Electric and wood heating system.

