



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8274

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1150 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 1

**Type of heating:** Without

**Drainage/sewage:** Everything in the sewer

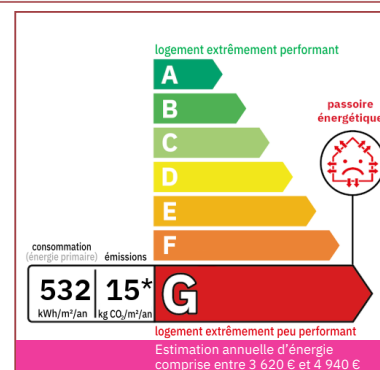
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** Not specified



A two-story stone village house requiring complete renovation, with an attached barn and dovecote, a separate barn, and surrounding land.

180 m<sup>2</sup> living

1 150 m<sup>2</sup>

- Villeréal -

17 place de la Halle

47210 Villeréal

Tel : 05 53 36 08 27

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Price fees included

107 000 €

Agency fees: 7 % VAT included\*

Price without fees: 100 000 €

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





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## • Description ref n°8274 •

A house in the heart of a small village between Villeréal and Beaumontois in the Périgord region (with a bakery, school, restaurants, and cafes), and 10 minutes from the fortified towns (bastides), with all amenities, offering approximately 200 m<sup>2</sup> of living space to renovate on two levels, comprising:

- An entrance hall/corridor of approximately 7.4 m<sup>2</sup>, tiled floor
- A kitchen of approximately 29.7 m<sup>2</sup>, wooden floor, cupboards, sink, fireplace, electricity meter, and two French doors.
- A room of approximately 24.9 m<sup>2</sup>, wooden floor, fireplace, French doors opening onto the side of the garden, and stairs to the upper floor.
- A living room of approximately 28.2 m<sup>2</sup>, wooden floor, and fireplace.
- A room of approximately 16.7 m<sup>2</sup> at the end of the entrance hall, also accessible via stairs to the upper floor, with a concrete floor.

### Upstairs:

- A landing of approximately 2 m<sup>2</sup>, with parquet flooring.
- A bedroom of approximately 10.9 m<sup>2</sup>, with parquet flooring.
- A room of approximately 11 m<sup>2</sup>, with parquet flooring.
- A bedroom of approximately 29.6 m<sup>2</sup>, with parquet flooring.
- A bedroom of approximately 14.5 m<sup>2</sup>, with wooden flooring.
- A bedroom of approximately 12.6 m<sup>2</sup>, with wooden flooring.
- A bedroom of approximately 11.7 m<sup>2</sup>, with wooden flooring and a fireplace.

Attached to the house is a stone barn of approximately 90 m<sup>2</sup>.

An independent stone barn of approximately 50 m<sup>2</sup>.

