

# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8390

• House - Beaumontois en Périgord •



#### **DETAILS**

Land surface: 5000 m<sup>2</sup>

Number of bedrooms: 5

Number of levels: 2

Type of heating: Fuel oil

Drainage/sewage: Septic tank

Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

**Built:** 1975

Logement économe



151 à 230 D 231 à 330 E

331 à 450 F

Logement énergivore

A stone's throw from the shops, in a peaceful setting surrounded by centuryold trees, charming family home with all mod cons of approximately 230 m2 of living space, five bedrooms and three bathrooms as well as approximately 140

230 m<sup>2</sup> living

5 000 m<sup>2</sup>

Pricaz Thibaut Agent commercial Tel: 06 15 61 55 37

https://valadie-immobilier.com thibaut@valadie-immobilier.com Price fees included

371 000 €

Agency fees: 6 % VAT included\* Price without fees: 350 000 €

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

Non-binding document



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### • Description ref n°8390 •

Périgord-style house with a dovecote and a basement of approximately 230 m<sup>2</sup> on a 5,000 m<sup>2</sup> plot with a swimming pool.

#### It comprises:

On the ground floor: An entrance hall, a main living/dining room with a fireplace, a kitchen, two bedrooms, a bathroom with a double sink and heated towel rail, and a separate toilet. There's also a large balcony/terrace.

On the first floor: A landing, three bedrooms, a bathroom, and a separate toilet.

In the basement: A double garage, a boiler room, a workshop, a storage room, and a bathroom with a toilet. Outside: A wooded, enclosed park with a 14m x 6m swimming pool.











