



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8424

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 7009 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

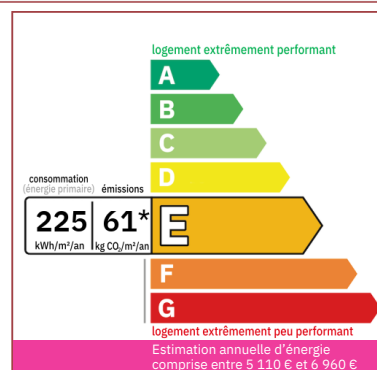
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1972



A stone's throw from the center of Beaumont du Périgord. A Périgourdine stone house of excellent workmanship and a new roof of approximately 180 m<sup>2</sup>, six bedrooms, two bathrooms, a garage and an annex building of

180 m<sup>2</sup> living

7 009 m<sup>2</sup>

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Price fees included

360 400 €

Agency fees: 6 % VAT included\*

Price without fees: 340 000 €

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





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## • Description ref n°8424 •

Stone house with a basement built in 1972, approximately 180 m<sup>2</sup> (1,900 sq ft) with an outbuilding, on a plot of 7,009 m<sup>2</sup> (7,600 sq ft).

The house comprises:

On the ground floor, an entrance hall, two kitchens, a living/dining room with a fireplace, four bedrooms, two bathrooms, and two separate toilets.

Upstairs, two attic bedrooms and two attics.

In the basement, there is a kitchen/laundry room, a boiler room with an oil-fired boiler, a cellar, a storage room, and a double garage.

The outbuilding is a shed of approximately 300 m<sup>2</sup> (3,300 sq ft) with a concrete floor, bathrooms, and a covered shed.

Outside, several terraces lead to a courtyard with parking and an enclosed wooded park.

