



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8442

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 9157 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

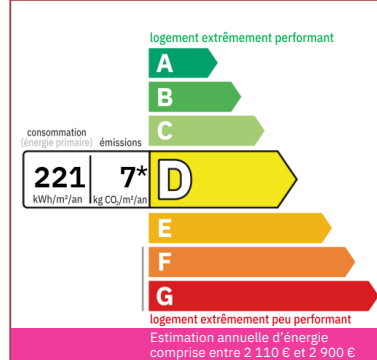
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** No work

**Fireplace:** Yes open hearth

**Built:** Not specified



On the outskirts of a small town, shops (bastides) 8 minutes away, restaurants and bakery within walking distance, large and comfortable house, habitable on the ground floor, with swimming pool, well and outbuildings. Quiet site and yet

170 m<sup>2</sup> living

9 157 m<sup>2</sup>

- Villeréal -

17 place de la Halle

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Price fees included

318 000 €

Agency fees: 6 % VAT included\*

Price without fees: 300 000 €

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



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## • Description ref n°8442 •

In a rather rural environment, large and pleasant family house, perfectly maintained, of approximately 170 m<sup>2</sup> which consists of an entrance of 3.5 m<sup>2</sup>, a dining room of 26 m<sup>2</sup>, a bright living room of 46 m<sup>2</sup> with fireplace (insert), an equipped kitchen of 16 m<sup>2</sup> (with oven, hob, hood) with its semi-separate dining area, and a utility room/laundry room of 10.20 m<sup>2</sup> with exit to the garden. The living room (around 72 m<sup>2</sup> in total) opens onto 2 covered terraces.

A corridor serves 3 bedrooms of 11; 12 m<sup>2</sup> and 9.25 m<sup>2</sup>, a bathroom with walk-in shower of 4.10 m<sup>2</sup> and a separate toilet.

In the living room: a magnificent wooden staircase gives access to the first floor.

On the 1st (in the raised part of the house): a landing of 4 m<sup>2</sup>, which leads to a bright master bedroom of 14 m<sup>2</sup> with its covered terrace of 8 m<sup>2</sup>, a bathroom of 5.49 m<sup>2</sup> and a separate toilet.

Comfort items: A water refiner.

Electric heating + insert. Aluminum double glazing.

Photovoltaic panels (income: approximately €1,500 per year. Resale to EDF)

Quality services and careful maintenance.

Outside and near the house: an outbuilding of 23.46 m<sup>2</sup> (the walls of which are insulated): different possibilities for development: playroom, room for children or professionals, or even creation of a bedroom guest house, studio or apartment using the adjoining garage for example.

A garage with electric closure of 28.87 m<sup>2</sup> and carport.

A covered terrace of 15 m<sup>2</sup>.

A secure swimming pool of 10 x 5 m with its pool house: summer kitchen, a shower, a toilet and sink.

Separated by a hedge, and providing ease of storage and DIY: a shed of 296 m<sup>2</sup> adjoining a closed workshop of 77.5 m<sup>2</sup> with a mezzanine.

Land of more than 9000 m<sup>2</sup>, planted with trees and decorated with a well (with pump) connected to 3 taps placed in the garden (watering), a pond. Possibility of acquiring the property without the shed or with less land.

