Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8442 • House - Beaumontois en Périgord •



DETAILS

Land surface: 9157 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

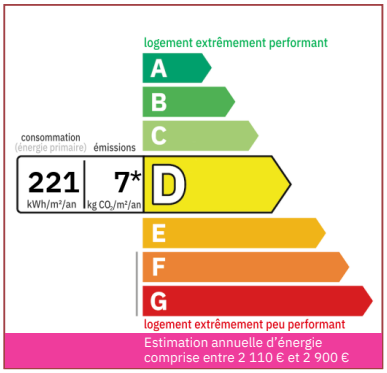
Swimming pool: Yes

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 m² living

9 157 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

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 m2 which consists of an entrance of 3.5 m2, a dining room of 26 m2, a bright living room of 46 m2 with fireplace (insert), an equipped kitchen of 16 m2 (with oven, hob, hood) with its semi-separate dining area, and a utility room/laundry room of 10.20 m2 with exit to the garden.
The living room (around 72 m2 in total) opens onto 2 covered terraces.
A corridor serves 3 bedrooms of 11; 12 m2 and 9.25 m2, a bathroom with walk-in shower of 4.10 m2 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 m2, which leads to a bright master bedroom of 14 m2 with its covered terrace of 8 m2, a bathroom of 5.49 m2 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 m2 (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 m2 and carport.

A covered terrace of 15 m2.
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 m2 adjoining a closed workshop of 77.5 m2 with a mezzanine.

Land of more than 9000 m2, 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.







