



# Agence Immobilière Valadié

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Ref : 8450

• House - Beaumontois en Périgord •

FAVORITE



## DETAILS

**Land surface:** 3431 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Gaz et bois chauffage au sol

**Drainage/sewage:** Septic tank

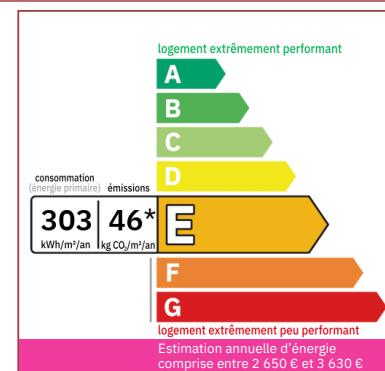
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



In the Beaumont du Périgord area, in a hilly countryside untouched by any disturbances, a charming secluded property with a Périgord-style house, barn and indoor swimming pool. A real gem.

125 m<sup>2</sup> living

3 431 m<sup>2</sup>

Non-binding document

Pricaz Thibaut

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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



## • Description ref n°8450 •

Stone property with house and outbuildings on a 3431 m<sup>2</sup> plot.

The house, approximately 125 m<sup>2</sup>, comprises:

On the ground floor, an entrance hall, a living/dining room with a wood-burning stove, a kitchen, a shower room, and a separate toilet.

Upstairs, two attic bedrooms.

On the lower ground floor, a living room and a bedroom with access to the garden.

The outbuildings include:

A barn of approximately 180 m<sup>2</sup> with a stable, workshop, and storage rooms.

A secondary building with an indoor swimming pool.

A boiler room and a cellar.

The windows are double-glazed wood.

Heating is provided by a gas-fired system with underfloor heating.

Additional land is available for purchase.

Some updating is required.

