



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8455

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 200 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

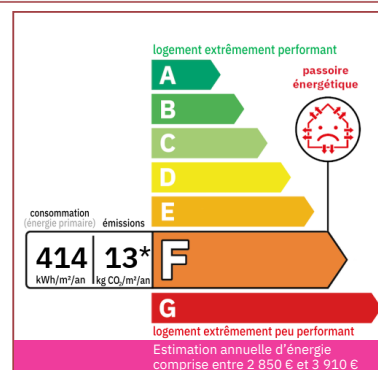
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1800



In the heart of a small village in the Dordogne, a charming house of approximately 105 m<sup>2</sup> with four bedrooms and two bathrooms. Outside, a terrace and a small garden with a heated swimming pool. A real gem!

105 m<sup>2</sup> living

200 m<sup>2</sup>

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Price fees included

192 600 €

Agency fees: 7 % VAT included\*

Price without fees: 180 000 €

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





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## • Description ref n°8455 •

Village house with swimming pool on a 314 m<sup>2</sup> plot.

The house, approximately 105 m<sup>2</sup>, comprises:

On the ground floor, a main living/dining room with a fireplace, a kitchen, three bedrooms (one en suite), two shower rooms, and a separate toilet.

Upstairs, a landing with an office area and a bedroom.

Outside, a partially covered travertine terrace features a swimming pool (built in 2024) with a heat pump and a small, fenced garden.

The windows are double-glazed PVC.

Heating is provided by electric convectors.

