



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8484

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 10170 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

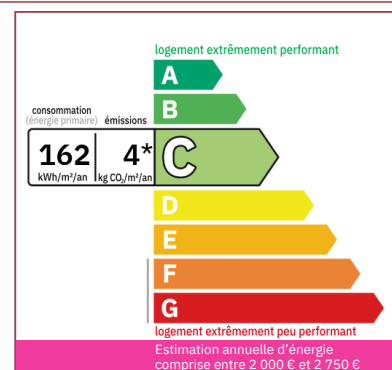
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** Not specified



In the Dordogne, a few minutes from Beaumont du Périgord and its shops, in a dominant position in the middle of a one-hectare park, a house of approximately 145 m<sup>2</sup> of living space with four bedrooms (possibility of five).

145 m<sup>2</sup> living

10 170 m<sup>2</sup>

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Price fees included

275 600 €

Agency fees: 6 % VAT included\*

Price without fees: 260 000 €

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





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## • Description ref n°8484 •

Traditional house built in 2000 on a 10,170 m<sup>2</sup> plot.

The house, with approximately 145 m<sup>2</sup> of living space, comprises:

On the ground floor, approximately 130 m<sup>2</sup> with a main room of approximately 65 m<sup>2</sup> featuring an open-plan fitted kitchen/living/dining room with a cathedral ceiling, four bedrooms, a bathroom with a walk-in shower and double vanity, a laundry room, and two toilets.

Upstairs, a mezzanine of 67 m<sup>2</sup> (floor area).

Outside, a covered tiled terrace of approximately 41 m<sup>2</sup> leads to a courtyard with parking and then to a meadow with a pond.

Electric heating in the bedrooms and a pellet stove in the main room.

The windows and doors are double-glazed PVC.

