



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8677

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1350 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 1

**Type of heating:** Gas

**Drainage/sewage:** Septic tank

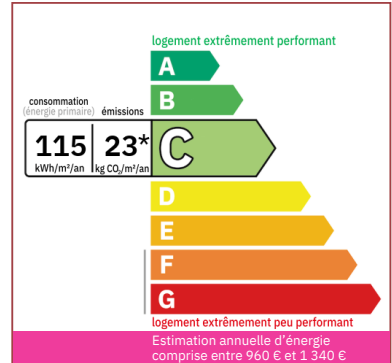
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** No

**Built:** 1959



Beaumont du Périgord / Lalinde area, house of approximately 83 m<sup>2</sup> with 2 bedrooms, large basement and outbuildings on a fenced plot of almost 1400 m<sup>2</sup>.

83 m<sup>2</sup> living

1 350 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>  
thibaut@valadie-immobilier.com

Price fees included

144 000 €

Agency fees: 6,7 % VAT included\*  
Price without fees: 135 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8677 •

House with a basement, built in 1959 on a 1375 m<sup>2</sup> plot.

The living area on the first floor, approximately 83 m<sup>2</sup>, comprises:

A main living/dining room with an open-plan fitted kitchen, two bedrooms, a shower room with double vanity, and a separate toilet.

The basement, of the same size with access from both inside and outside, comprises:

A double garage, a laundry area, and a storage room.

Two outbuildings:

A detached garage and a workshop.

Outside, there is a terrace on each level with a courtyard and enclosed garden.

The windows and doors are double-glazed PVC.

The heating system is mains gas with a recently installed boiler.

The wastewater treatment system is an individual septic tank.

Solar panels.

