



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8692

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 420 m<sup>2</sup>

**Number of bedrooms:** 6

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Everything in the sewer

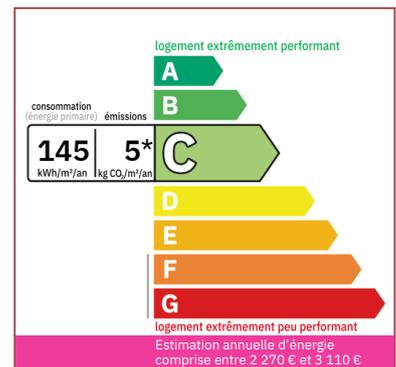
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1250



In the Beaumont-du-Périgord area, in the heart of one of the most beautiful villages in the Dordogne, a charming, tastefully renovated property comprising two houses of 194 and 148 m<sup>2</sup> on a private, wooded plot of almost 500 m<sup>2</sup>. A

350 m<sup>2</sup> living

420 m<sup>2</sup>

Non-binding document

Pricaz Thibaut  
Agent commercial  
Tel : 06 15 61 55 37

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

Price fees included

498 200 €

Agency fees: 6 % VAT included\*  
Price without fees: 470 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8692 •

Stone property comprising two houses totaling approximately 342 m<sup>2</sup> on a 449 m<sup>2</sup> plot.

The main house, approximately 194 m<sup>2</sup>, comprises:

On the ground floor, an entrance hall leading to the main living area with a kitchen/dining room equipped with a range cooker, a bedroom, and a shower room with toilet.

On the first floor, a living room, two bedrooms, a shower room with toilet, and an office.

On the second floor, an attic the same size as the house.

In the basement, a cellar, a storage room, and a boiler room with a pellet boiler.

The windows are double-glazed wood.

The secondary house, approximately 148 m<sup>2</sup>, comprises:

On the ground floor, an entrance hall with a veranda leads to a main living/dining room with cathedral ceilings and a wood-burning stove, a semi-open kitchen, a suite with a shower room and toilet, a bedroom, and a second shower room with a toilet.

Upstairs, there is a landing and an attic bedroom.

Electric heating. Double-glazed metal and wood windows.

Outside, a traditional garden features a covered terrace and former pigsties converted into storage rooms. Saie po

