



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8694

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 7

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

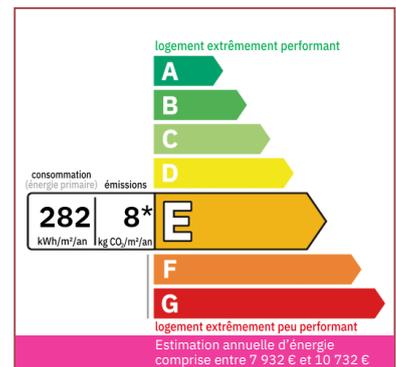
**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1949



In the heart of the Bastides, between Villereal and Beaumont du Périgord, a farmhouse of approximately 375 m<sup>2</sup> with a professional kitchen and up to 40 beds on a 5000 m<sup>2</sup> plot with a swimming pool.

375 m<sup>2</sup> living

5 000 m<sup>2</sup>

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Price fees included

508 800 €

Agency fees: 6 % VAT included\*  
Price without fees: 480 000 €

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



# Agence Immobilière Valadié

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## • Description ref n°8694 •

Longère (traditional farmhouse) with outbuildings and a swimming pool, ideal for tourist rentals, accommodating approximately 40 people, on a 5000 m<sup>2</sup> plot.

The house, approximately 375 m<sup>2</sup>, comprises:

On the ground floor, a main room with a fireplace (approximately 60 m<sup>2</sup>), a dining room, a small living room, two kitchens (one professional-grade), a pantry, four bedrooms, and five bathrooms (four of which are en suite), plus a separate toilet.

Upstairs, there are three bedrooms, a shower room, and a separate toilet.

The outbuildings include a barn and a cellar.

Outside, several terraces, two of which are sheltered by lean-tos, lead to a courtyard with parking and then to a fenced, wooded park with a swimming pool.

The windows are double-glazed wood.

