



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8943

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 3954 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1980

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Beaumont du Périgord area, in a quiet location surrounded by fields and woods at the end of a cul-de-sac, charming Périgord-style house of approximately 122 m2 with 4 bedrooms, 3 bathrooms, garage and outbuildings on a plot of almost

122 m<sup>2</sup> living

3 954 m<sup>2</sup>

Pricaz Thibaut

Agent commercial

Tel : 06 15 61 55 37

<https://valadie-immobilier.com>

[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8943 •

Semi-detached stone house with outbuildings on a 3954 m<sup>2</sup> plot.

The house, approximately 122 m<sup>2</sup>, comprises: On the ground floor, a main room with an open-plan kitchen/living/dining room equipped with a wood-burning stove, a veranda, a bedroom, a shower room, and a separate toilet.

Upstairs, a master suite, two bedrooms, a shower room, and a dressing room.

The windows and doors are double-glazed PVC.

Adjoining the house are a garage and a workshop/boiler room (oil-fired).

The outbuildings include:

- A shed.
- A lean-to.

Outside, a courtyard opens onto a meadow with an orchard.

Private septic system.

