Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8954 • House - Beaumontois en Périgord •



DETAILS

Land surface: 300 m²

Number of bedrooms: 10

Number of levels: 2

Type of heating: Fioul / PAC / poêle à granulés / convecteurs

Drainage/sewage: Everything in the sewer

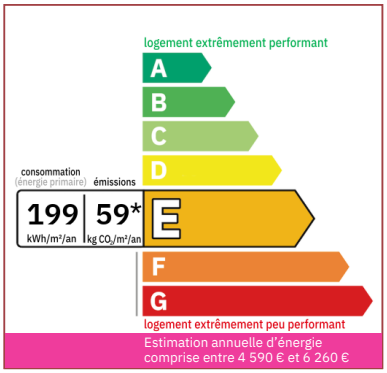
Swimming pool: No

Ground floor living: No

Work needed: Second work

Fireplace: Yes open hearth

Built: Not specified



In the heart of a picturesque village, less than 10 minutes by car from shops (and a short walk from restaurants), large stone village house and 2 independent accommodations, garden/courtyard, outbuildings.

288 m² living

300 m²

Non-binding document

- Villeréal -
17 place de la Halle
47210 Villeréal
Tel : 05 53 36 08 27
villereal@valadie-immobilier.com

Price fees included

402 800 €

Agency fees: 6 % VAT included*
Price without fees: 380 000 €

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

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• Description ref n°8954 •

Restored stone village house with garage, courtyard/garden, and two independent apartments (currently rented furnished):

- Main house (approximately 181 m²) comprising on the ground floor: entrance hall (2.3 m²), fitted kitchen (13.6 m²) (hob, extractor hood, built-in oven), dining room (31.6 m²) (with access to the courtyard/garden), living room (16.3 m²) with a working stone fireplace.

On the first floor: four bedrooms (one with a balcony) (13.5, 10, 9.6, and 10.6 m²), dressing room (2.5 m²), hallway (5.1 m²), bathroom (4.7 m²) (sink, bathtub, and bidet), shower room (3.7 m²) (sink and shower), and toilet.

On the 2nd floor: landing (6.3 m²), 3 additional bedrooms (11.5, 11.4, and 27.3 m²). Attic (13.6 m²). Oil-fired central heating. Thermodynamic water heater. Double-glazed wooden windows.

Outbuildings: Attached garage (boiler room). Former stables, second garage (roof needs repair).

2 independent apartments (each with its own heating, water, and electricity meters), currently rented furnished, offering an attractive rental income, adjoining the courtyard:

- Apartment No. 1 (approximately 43.4 m²): Kitchen/living room (24.7 m²), access to a landscaped outdoor area in the rear courtyard. Upstairs: landing (1.9 m²), bedroom (13.4 m²), shower room (3.4 m²) (sink, shower, toilet)
Double-glazed wooden windows, radiators powered by a heat pump

- Apartment No. 2 (approximately 63.5 m²): Fitted kitchen opening onto a living room (28.2 m²) with an old fireplace, pellet stove (De Dietrich), access to a landscaped outdoor area in the courtyard and a shelter in the former stables.

On the 1st floor: landing (7.8 m²), bedroom (12 m²), shower room (3.9 m²) (sink, walk-in shower, towel warmer), toilet.

On the 2nd floor: attic converted into an additional







