



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8954

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 300 m<sup>2</sup>

**Number of bedrooms:** 10

**Number of levels:** 2

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

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

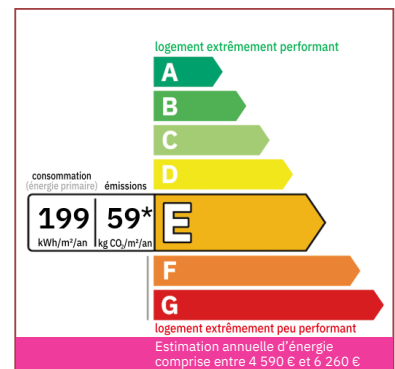
**Swimming pool:** No

**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 m<sup>2</sup> living

300 m<sup>2</sup>

Non-binding document

- Villeréal -

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Price fees included

424 000 €

Agency fees: 6 % VAT included\*

Price without fees: 400 000 €

\*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 m<sup>2</sup>) comprising on the ground floor: entrance hall (2.3 m<sup>2</sup>), fitted kitchen (13.6 m<sup>2</sup>) (hob, extractor hood, built-in oven), dining room (31.6 m<sup>2</sup>) (with access to the courtyard/garden), living room (16.3 m<sup>2</sup>) with a working stone fireplace.

On the first floor: four bedrooms (one with a balcony) (13.5, 10, 9.6, and 10.6 m<sup>2</sup>), dressing room (2.5 m<sup>2</sup>), hallway (5.1 m<sup>2</sup>), bathroom (4.7 m<sup>2</sup>) (sink, bathtub, and bidet), shower room (3.7 m<sup>2</sup>) (sink and shower), and toilet.

On the 2nd floor: landing (6.3 m<sup>2</sup>), 3 additional bedrooms (11.5, 11.4, and 27.3 m<sup>2</sup>). Attic (13.6 m<sup>2</sup>). 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 m<sup>2</sup>): Kitchen/living room (24.7 m<sup>2</sup>), access to a landscaped outdoor area in the rear courtyard. Upstairs: landing (1.9 m<sup>2</sup>), bedroom (13.4 m<sup>2</sup>), shower room (3.4 m<sup>2</sup>) (sink, shower, toilet)

Double-glazed wooden windows, radiators powered by a heat pump

- Apartment No. 2 (approximately 63.5 m<sup>2</sup>): Fitted kitchen opening onto a living room (28.2 m<sup>2</sup>) 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 m<sup>2</sup>), bedroom (12 m<sup>2</sup>), shower room (3.9 m<sup>2</sup>) (sink, walk-in shower, towel warmer), toilet.



On the 2nd floor: attic converted into an additional