



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8974

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1 ha

**Number of bedrooms:** 3

**Number of levels:** 0

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

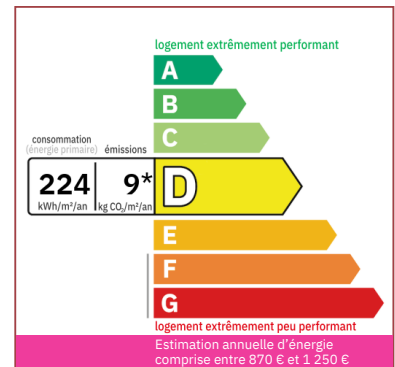
**Swimming pool:** Yes

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 1600



Beaumont du Périgord area, stone house of approximately 100 m2 divided into two apartments with 3 bedrooms and 2 bathrooms on a 1 hectare plot with swimming pool and ruins of an old hamlet.

100 m<sup>2</sup> living

10 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial  
Tel : 06 15 61 55 37

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

Price fees included  
**355 000 €**

Agency fees: 6 % VAT included\*  
Price without fees: 335 000 €

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



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8974 •

Stone house with a gîte and outbuildings on a 1-hectare plot with a swimming pool.

The main house, approximately 50 sq m on one level, comprises:

A main room with an open-plan kitchen/living/dining room equipped with a wood-burning stove, two bedrooms, a shower room with toilet, a laundry room, and a veranda.

Electric heating.

The gîte, approximately 50 sq m on one level, comprises:

A living room with a wood-burning stove, a bedroom, and a shower room with toilet.

Electric heating via a heat pump.

All windows and doors are double-glazed aluminum and single-glazed.

The outbuildings include:

- A barn
- A workshop
- A garage

Outside, several terraces lead to a wooded park where the ruins of old houses and a swimming pool are located.

Individual septic system.

