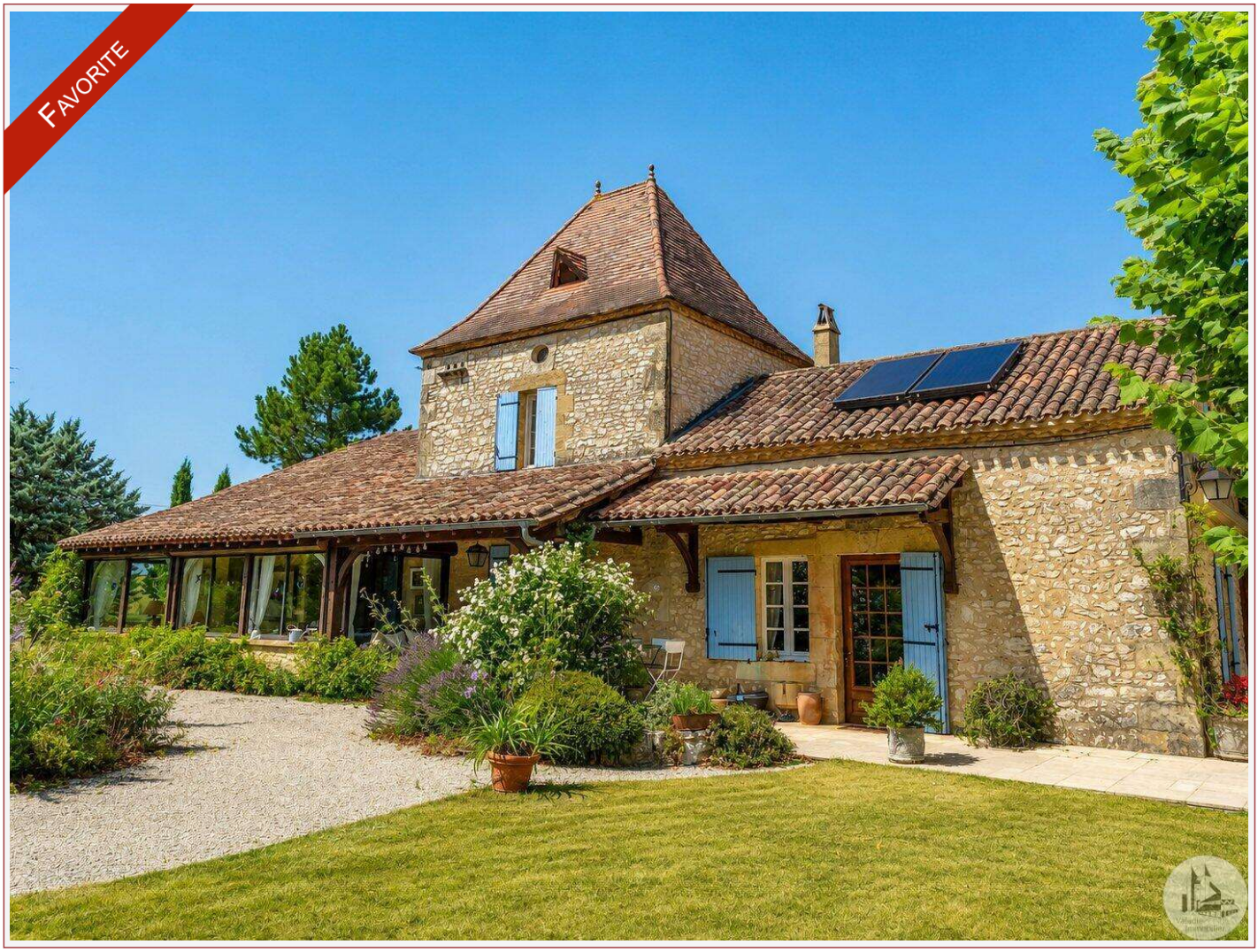
Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9121 • House - Beaumontois en Périgord •



DETAILS

Land surface: 18141 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Pompe à chaleur et cheminées / insert

Drainage/sewage: Septic tank

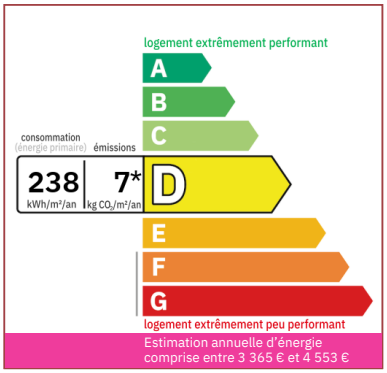
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



In a bucolic and particularly preserved setting, protected by its landscaped park crowned by an oak wood, beautiful stone house with outbuildings, a swimming pool, all perfectly maintained.

223 m² living

18 141 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

545 000 €

Agency fees: 4,8 % VAT included*
Price without fees: 520 000 €

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

Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

• Description ref n°9121 •

Dreaming of a peaceful, spacious, and authentic living environment? This beautiful, carefully renovated stone house will charm you with its generous proportions, high-quality features, and exceptional natural setting.
The house comprises: - on the ground floor: a spacious central entrance (23.4 m²) leading to the main rooms; the fitted kitchen - 33.7 m2- (integrated induction hob, oven, extractor hood, dishwasher, refrigerator) and with a fireplace/insert, large and bright living room (51.2 m2) with fireplace (insert), high ceilings, veranda area with electric shutters, airlock (16.6 m2) leading to a first large bedroom (26.8 m2) with cupboards, bathroom - 9.2 m2- (2 sinks and bathtub), shower room - 4.2 m2- (sink, shower and toilet) and the laundry room (44 m2), double garage (66 m2) and air-conditioned wine cellar (4.6 m2). Upstairs: landing, hallway, and gallery (11.7 m² in total) providing access to three bedrooms with closets (16.6 m²; 12.5 and 11.6 m²), a bathroom (5 m²) with sink, shower, and toilet.

Covered terrace and second terrace equipped with an electric roller blind.

Heating by an air-to-water heat pump supplying radiators. Thermodynamic water heater (powered by solar panels and electricity if needed). Double and single-glazed windows.

Pool house (10 m²) - possibility of adding a bathroom. Adjoining workshop (38.4 m²). Covered terrace overlooking the pool.
Heated salt-water swimming pool (11m x 6m) with an electric shutter.

Majestically wooded grounds with flowerbeds. Oak woods. Fully fenced. 2 rainwater collectors.
A rare living space, combining old-world charm and modern comfort, in a peaceful, green setting.







