



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9331

• House - Beaumontois en Périgord •



DETAILS

Land surface: 127127 m²

Number of bedrooms: 3

Number of levels: 1

Type of heating: Wood + Electric

Drainage/sewage: Septic tank

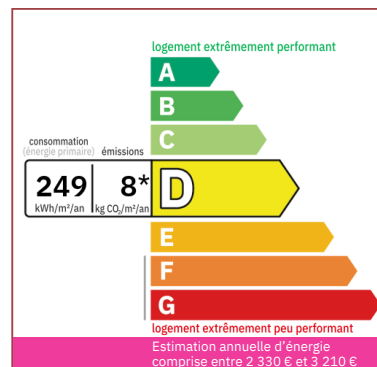
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1800



Close to the shops of Beaumont du Périgord, but without neighbors, surrounded by its 12 hectares of meadows and forests, this authentic property consists of a main house, a cottage and outbuildings.

110 m² living

127 127 m²

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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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Stone property with a main house, a habitable annex, and outbuildings on a plot of 12.7127 m².

The main house, approximately 110 m², comprises:

- On the ground floor: an entrance hall leading to a main living/dining room with a pellet stove, a fitted kitchen with a wood-burning stove, a pantry, a bedroom, and a shower room with double sinks and a toilet.
- Upstairs: a landing/mezzanine leading to two bedrooms and a bathroom.

The independent habitable annex, approximately 25 m², comprises:

A living room/office with a wood-burning stove and a library.

The outbuildings include:

- A main barn with a garage and cellar. - A workshop.
- A detached garage.
- A conservatory.

Outside, several terraces, including a covered one, overlook a central courtyard and then a wooded park with a walnut grove, truffle oaks, meadows, woods, and a well.

The windows and doors are single-glazed wood.
Heating is provided by electric radiators.

The wastewater treatment system is a functioning septic tank.

