Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 9394 • House - Beaumontois en Périgord •



DETAILS

Land surface: 1433 m²

Number of bedrooms: 6

Number of levels: 1

Type of heating: Fioul dans les 2 maisons et électrique dans le loft

Drainage/sewage: Everything in the sewer

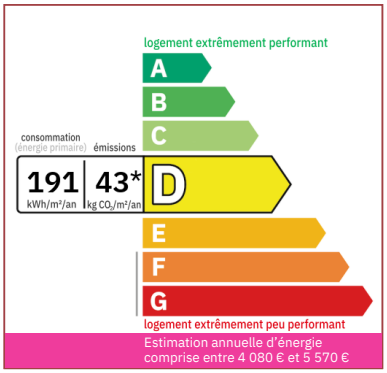
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes open hearth

Built: Not specified



In a small village, a charming property comprising a large Périgord-style stone house offering two apartments, plus a former barn converted into a loft, and a garage. Landscaped grounds with trees, shrubs, and flowering plants.

184 m² living

1 433 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

378 000 €

Agency fees: 5 % VAT included*
Price without fees: 360 000 €

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

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• Description ref n°9394 •

A traditional Périgord-style house, semi-detached on one side, comprising two separate living spaces (single glazing and oil-fired heating)

- Main house comprising:
on the ground floor: entrance hall (5.1 m²), recently fitted kitchen (sink, induction hob, extractor hood, oven, dishwasher, fridge-freezer) opening onto a dining room with a stone fireplace and a living room (43.3 m² in total). Boiler room (12.7 m²). Covered terrace.

Upstairs: landing (3.37 m²), 3 bedrooms (8.9, 10.5, and 13 m²), hallway (3.9 m²), shower room (4.4 m²), toilet.

- Second house (adjoining and connected to the main house by a door):
on the ground floor: kitchen (10.7 m²), dining room (14.4 m²), living room (24.5 m²) with a fireplace. One bedroom (15.1 m²), hallway (2.9 m²), shower room (4.1 m²), toilet.

Upstairs: a mezzanine bedroom of 16.8 m² (electric heating).

The houses are sold with most of their furniture. (A list prepared by the owners can be provided to interested buyers during a viewing.)

The two dwellings are already connected, making it easy to create a large family home.

Former stone barn converted into a loft offering: an open-plan living area with a 31 m² fitted kitchen (hob, extractor hood, oven, refrigerator, sink), a 7.4 m² room used as a bedroom with an en-suite shower room (sink, walk-in shower, toilet).

Upstairs: mezzanine.

Separate laundry room with toilet (6.7 m²). Sheds.

118 m² wooden garage. Cellar. Utility room. Rooftop solar panels (self-consumption).

Garden/courtyard with mature trees and attractively landscaped flowerbeds. Swimming pool (9 x 4.5 m). Two covered terraces.







