



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7794

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 11 ha

**Number of bedrooms:** 3

**Number of levels:** 1

**Type of heating:** Wood + Electric

**Drainage/sewage:** Septic tank

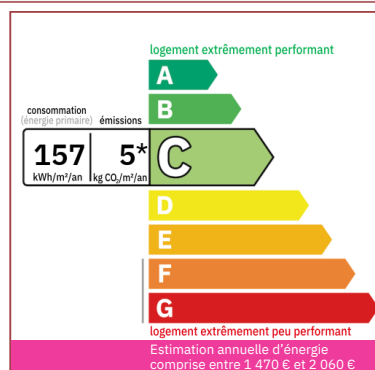
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** 2006



Beaumont du Périgord area, 130 m<sup>2</sup> house with 3 bedrooms, 2 bathrooms and barn in the countryside with no close neighbors.

160 m<sup>2</sup> living

110 000 m<sup>2</sup>

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Price fees included

371 000 €

Agency fees: 6 % VAT included\*  
Price without fees: 350 000 €

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





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## • Description ref n°7794 •

Property with a house and outbuilding on a plot of 114,660 m<sup>2</sup>.

The approximately 130 m<sup>2</sup> dwelling comprises:

On the ground floor, a main room of approximately 80 m<sup>2</sup> with a living/dining area equipped with a closed fireplace and a kitchen. A bedroom of approximately 19 m<sup>2</sup>, a bathroom with a walk-in shower and toilet, and a laundry room.

Upstairs, a room of approximately 30 m<sup>2</sup> with a bedroom (possibility of creating a second) and a bathroom with toilet.

Adjacent to the house, a shed of approximately 140 m<sup>2</sup> (with a bathroom and toilet).

Outside, a plot of land consisting of meadows, coppices, and woods.

The frames are double-glazed with wood and PVC.

The roof is in good condition, according to the owners.

The sanitation system is individual and functional, with a septic tank. The heating system is electric with reversible air conditioning.

