



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7799

• House - Beaumontois en Périgord •



DETAILS

Land surface: 7750 m²

Number of bedrooms: 4

Number of levels: 1

Type of heating: Electric

Drainage/sewage: Everything in the sewer

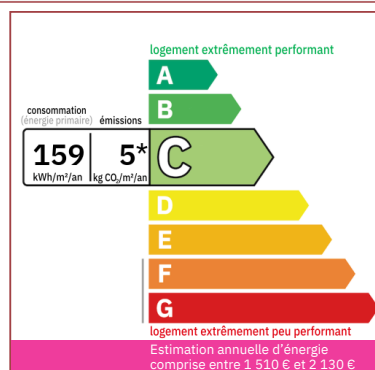
Swimming pool: Yes

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

Built: 1974



In Beaumont du Périgord, charming stone house with all mod cons, approximately 130 m², a stone's throw from the village centre, with four bedrooms, swimming pool and garage on approximately 7500 m² of fenced

130 m² living

7 750 m²

Pricaz Thibaut
Agent commercial

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Price fees included

430 500 €

Agency fees: 5 % VAT included*
Price without fees: 410 000 €

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



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• Description ref n°7799 •

Stone house with a basement built in 1974, approximately 130 m² (1,400 sq ft) on a 7,575 m² (7,600 sq ft) plot.

The house comprises:

On the ground floor, an entrance hall of approximately 15 m² (160 sq ft), a main room with a living/dining room of approximately 30 m² (322 sq ft) and a Godin wood-burning fireplace, a semi-open kitchen, a veranda built in 2017, a hallway leading to two bedrooms with parquet floors and storage cupboards, a bathroom with a walk-in shower and a separate toilet with sink.

Upstairs, two bedrooms, a dressing room, and a storage room with a toilet and sink that could be converted into a shower room.

A basement of approximately 90 m² (960 sq ft) accessible from the inside of the house comprises: a garage with a recent electric door, a workshop, and a cellar. A separate studio could be created with a summer kitchen, a bathroom, and a storage room with direct access to the garden.

The exterior features a pleasure garden with a 10m x 4m chlorine pool, fully fenced and enclosed by a recent electric gate.

The heating system is provided by an air-to-air heat pump with convectors.

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

The window frames are recently fitted with double-glazed PVC.

The sanitation system is connected to the mains drainage system via a lift pump.

