



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7896

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 1700 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Electric

**Drainage/sewage:** Everything in the sewer

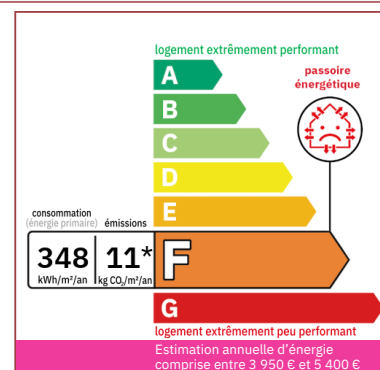
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Close to Beaumont du Périgord, shops within walking distance. House with basement comprising two apartments, four bedrooms, two bathrooms, garage and large outbuilding in the style of a drying room of approximately 200 m<sup>2</sup> on

150 m<sup>2</sup> living

1 700 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

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Price fees included

171 200 €

Agency fees: 7 % VAT included\*  
Price without fees: 160 000 €

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





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## • Description ref n°7896 •

House with a basement built around 1980, offering 151 m<sup>2</sup> of living space divided into two apartments and outbuildings on a 5009 m<sup>2</sup> plot.

The main dwelling on the first floor comprises:

an entrance hall, a main living/dining room with a fireplace, three bedrooms, a bathroom, and a separate toilet. A balcony/terrace of approximately 12 m<sup>2</sup>.

On the ground floor, a separate apartment comprises: a kitchen, a dining/living room, a bedroom, a bathroom, and a separate toilet.

Continuing the living area, a garage/storage room of approximately 65 m<sup>2</sup> extends.

Outside, a terrace provides access to a private courtyard and then to a pleasure garden featuring a wooden drying room of approximately 200 m<sup>2</sup> and a well.

The sanitation system is mains drainage.

The frames are double-glazed and made of wood.

The heating system is electric.

