



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8390

• House - Beaumontois en Périgord •



## DETAILS

**Land surface:** 5000 m<sup>2</sup>

**Number of bedrooms:** 5

**Number of levels:** 2

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

**Swimming pool:** Yes

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** 1975

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

A stone's throw from the shops, in a peaceful setting surrounded by century-old trees, charming family home with all mod cons of approximately 230 m<sup>2</sup> of living space, five bedrooms and three bathrooms as well as approximately 140

230 m<sup>2</sup> living

5 000 m<sup>2</sup>

Pricaz Thibaut  
Agent commercial

Tel : 06 15 61 55 37

<https://www.valadie-immobilier.com>  
[thibaut@valadie-immobilier.com](mailto:thibaut@valadie-immobilier.com)

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





# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

## • Description ref n°8390 •

Périgord-style house with a dovecote and a basement of approximately 230 m<sup>2</sup> on a 5,000 m<sup>2</sup> plot with a swimming pool.

It comprises:

On the ground floor: An entrance hall, a main living/dining room with a fireplace, a kitchen, two bedrooms, a bathroom with a double sink and heated towel rail, and a separate toilet. There's also a large balcony/terrace.

On the first floor: A landing, three bedrooms, a bathroom, and a separate toilet.

In the basement: A double garage, a boiler room, a workshop, a storage room, and a bathroom with a toilet.

Outside: A wooded, enclosed park with a 14m x 6m swimming pool.

