

## Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref: 8411 • House - Beaumontois en Périgord •



## **DETAILS**

Land surface: 14 ha

Number of bedrooms: 4

Number of levels: 1

Type of heating: Bois et fioul

Drainage/sewage: Septic tank

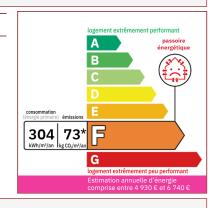
Swimming pool: No

Ground floor living: No

Work needed: Finitions / Décoration

Fireplace: Yes closed hearth

**Built:** 1900



Beaumont du Périgord sector, at the top of a hill in an idyllic setting with a breathtaking view, charming stone property of approximately 150 m2 with two dwellings and outbuildings on 14 ha of meadows and fields.

150 m<sup>2</sup> living

140 000 m<sup>2</sup>

Pricaz Thibaut Agent commercial Tel: 06 15 61 55 37

https://www.valadie-immobilier.com thibaut@valadie-immobilier.com Price fees included

318 000 €

Agency fees: 6 % VAT included\* Price without fees: 300 000 €

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

Non-binding document



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## • Description ref n°8411 •

Stone property with a main house, a gîte, and outbuildings on a plot of 136,765 m<sup>2</sup>.

The main farmhouse-style dwelling of approximately 150 m<sup>2</sup> comprises:

On the ground floor, a kitchen, a dining room with a wood-burning stove, a living room, a bedroom, and a shower room with toilet.

Upstairs, a landing leads to two bedrooms and a mezzanine.

Continuing the main building, a gîte comprises:

On the ground floor, a main room with a kitchen open to the living/dining room and a shower room with toilet. Upstairs, a bedroom.

The outbuildings comprise:

A dovecote with a laundry/pantry area, two storage rooms, a separate workshop, and a lean-to with a carport and storage room.

Outside, several terraces lead to a wooded park, meadows, and forests. The frames are made of double PVC glazing.











