

## Beautiful stone perigourdine between Issigeac and Beaumont du Perigord



## INFORMATION

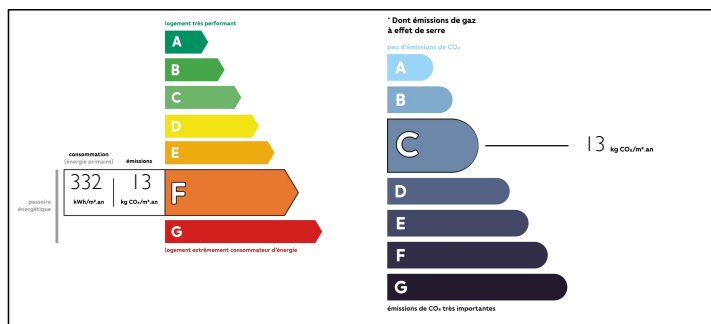
Town:	Beaumontois en Périgord
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	3000 m2

## IN BRIEF

A delightful 4 bedroom property bursting with character, stone walls and beams throughout with views over the surrounding countryside and a large stone barn which could be further developed. Situated between the vibrant and historic bastides of Issigeac (10km) and Beaumont (5 km). A most charming home. 20 Mins to Bergerac airport



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 1159 EUR**

## NOTES

## DESCRIPTION

Situated in a peaceful countryside hamlet the property has been well maintained and updated with a new roof in 1994 and the septic tank which was replaced recently in 2019.

### The Rooms:

Living room (20m<sup>2</sup>) tiled floor, exposed stone wall and beams and large woodburning stove, French doors opening onto the rear garden

Kitchen (21.12 m<sup>2</sup>) Tiled floor, open onto the living room

Hallway (16.16 m<sup>2</sup>) Wooden floor, stairs leading to first floor

Bedroom 1 (11.90 m<sup>2</sup>) wooden floor

Bathroom (4.32 m<sup>2</sup>) WC, shower, handbasin

Bedroom 2 (14.94 m<sup>2</sup>) Wooden floor

Utility Room (7.68 m<sup>2</sup>) with sink and plumbing for washing machine

### First Floor

Landing (13.80 m<sup>2</sup>) with beams

Office Bedroom 3 (15.75 m<sup>2</sup>)

Shower Room (5.8 m<sup>2</sup>) with shower, handbasin, WC and towel radiator

Bedroom 4 (20 m<sup>2</sup>) with wooden floor

### Outside

The large garden is open onto the surrounding fields, with a selection of fruit trees and seating areas

Large Stone Barn (79 m<sup>2</sup>)

Garage (23.8 m<sup>2</sup>)

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>