

Nice building in the centre of a beautiful Bastide in the Périgord. Shop to take over on the ground floor.

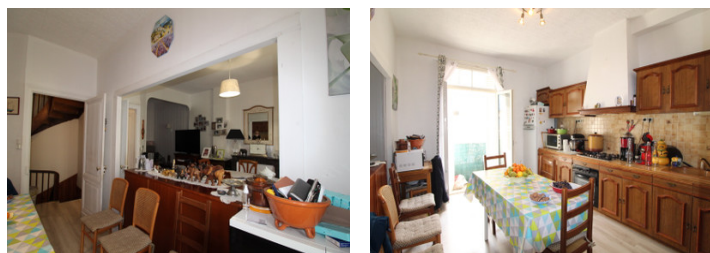


INFORMATION

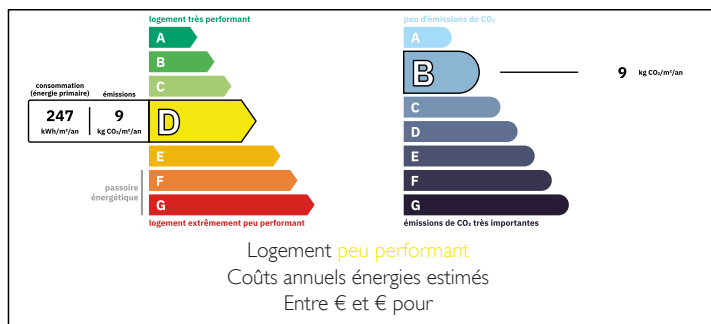
Town:	BEAUMONTOIS EN
Department:	PERIGORD Dordogne
Bed:	2
Bath:	1
Floor:	160 m2
Plot Size:	0 m2

IN BRIEF

House on four levels for bed and breakfast or for a family, ready to be taken over in a beautiful village with all amenities.



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.



DESCRIPTION

This stone building is one of the most beautiful in the village.

There is space(50M2) for a bed and breakfast or any commercial use as there is some demand.

Lavatories also on the ground floor, electric boiler recently installed.

First floor comprises an entresol(3m2), dining room, lounge (22m2), kitchen(double glazed windows) fully equipped(15,50m2), lavatories.

Second floor; entresol(3m2), storage room(5,65m2), bedroom1 with double glazed windows(15,30m2), bedroom2 with double glazed windows(15,95m2). Shower room(4m2).

Third floor; attic with wooden beams and ready to be fitted for a large third bedroom(35m2).

A beautiful cellar also with a water provided well(45m2).

Central heating in all rooms with electric boiler.

Bergerac airport 35 minutes away.

LOCAL TAXES

Taxe foncière: 880 EUR

NOTES

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