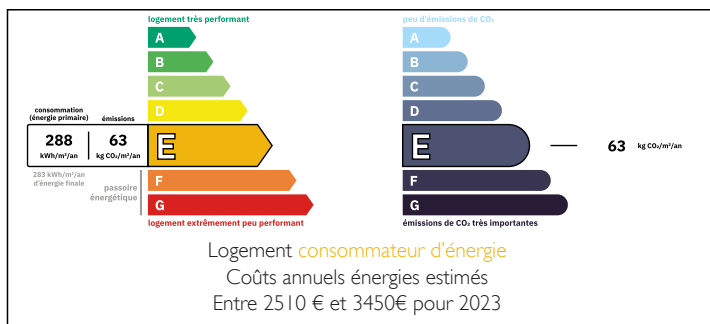


Three bed detached house, situated in a quiet location, walking distance from Beaumont

EXCLUSIVE



ENERGY - DPE



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Beaumontois en Périgord |
| Department: | Dordogne                |
| Bed:        | 3                       |
| Bath:       | 2                       |
| Floor:      | 100 m2                  |
| Plot Size:  | 1015 m2                 |

## IN BRIEF

A delightful three bedroom detached sous-sol house on the edge of this popular and lively bastide town with all local shops and amenities within walking distance.

The location is ideal for exploring the Dordogne valley only a few minutes away by car. Bergerac airport less than 30 minutes away.

The house is situated on a very quiet road with little passing traffic.

The main living accommodation is located on the first floor and includes two double bedrooms, bathroom with bath, walk-in shower and sink along with a separate WC. A kitchen and living room sit opposite each other in an open-plan style.

Original parquet and tiled floors throughout help to retain the essential character of this period house.

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

Entering via a flight of steps to the first floor, the hallway leads into the sitting room (4.0m x 4.0m) with original parquet flooring and a balcony terrace overlooking the south facing garden.

Facing this, the kitchen (3.3m x 3.1m) has a range of built in cupboards, electric oven and gas hob with access to the staircase down to the sous-sol.

To the rear of the house there are two double bedrooms (4.0m x 3.3m and 3.3m x 3.1m) and a bathroom (3.0m x 1.8m) with bath, shower and sink. Separate WC

The sous-sol comprises a cellar (4.0m x 2.8m), a garage (4.0m x 3.2m), a WC (0.m x 1.1m) and a separate apartment that can be independently accessed from the garden.

The apartment includes a kitchen (4.0m x 4.0m), a tastefully renovated double bedroom (3.7m x 3.6m) with travertine floor and an en-suite shower room with sink and toilet.

The rear south-facing garden is fenced and laid to lawn with hedges offering privacy

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

## LOCAL TAXES

**Taxe foncière: 933 EUR**

**Taxe habitation: EUR**

## NOTES