

In the heart of Eymet, a spacious 5 bedroom house bursting with character with both a courtyard & garage.



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	227 m2
Plot Size:	19 m2



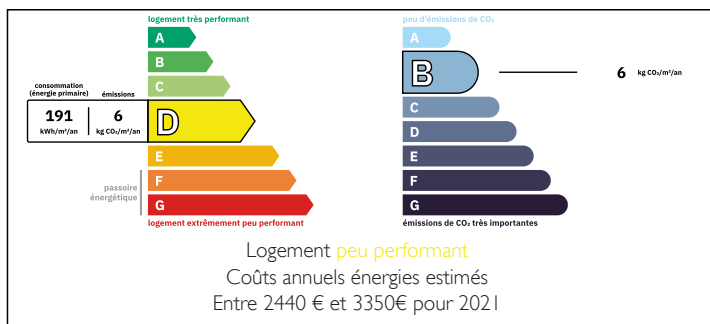
## IN BRIEF

Situated in the heart of the bustling historic market bastide town of Eymet, this is a fabulous opportunity to own a family home, a holiday home, a potential B&B or simply to rent.

This large stone maison has 5 bedrooms over 2 floors with the option to develop further accommodation on the 3rd floor.

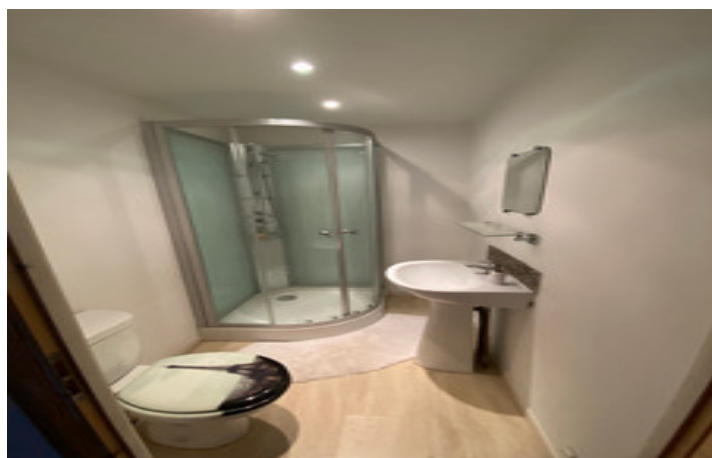
It is spacious and light with the added benefit of outside space and a garage. A rare find in the town! The property is currently being renovated, with the majority of work nearly completed. Brimming with character, the original beams and exposed stonework are featured in many of the rooms with the spiral wrought iron staircase a delightful feature. Due to the size and layout, it could also be split into multiple properties as a development opportunity, It is a few steps to the shops, restaurants and amenities plus...

## 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: 852 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

Front door leads to:

Kitchen / Diner (approx 45m<sup>2</sup>)

- fitted kitchen
- stonework & beams
- tiled floor

Wooden Staircase leading to first floor

Lounge (approx 18m<sup>2</sup>)

- glassed alcove (2m<sup>2</sup>)
- stonework & beams

Bedroom 1 (approx 18m<sup>2</sup>)

- electric heater & beams
- door to outside passage way

Laundry / Utility (approx 10m<sup>2</sup>)

- sink & hot water boiler

Bathroom 1 (approx 6.5m<sup>2</sup>)

- shower, double sink, wc & electric heater

Wrought Iron spiral staircase

Courtyard (approx 19m<sup>2</sup>)

### FIRST FLOOR

Lounge (approx 24m<sup>2</sup>)

- wooden flooring
- beams & stonework
- French doors to balcony

Bedroom 2 (approx 16m<sup>2</sup>)

- fireplace
- beams, stonework & wooden floors

Ensuite (approx 2.5m<sup>2</sup>)

- shower, basin, wc, electric heater

Bedroom 3 (approx 13m<sup>2</sup>)

- beams, stonework & wooden floors

Ensuite (approx 3m<sup>2</sup>)

- shower, basin, wc, electric heater

Bedroom 4 (approx 11m<sup>2</sup>)

Dressing room (approx 11.5m<sup>2</sup>)

- fireplace

Bathroom (approx 45m<sup>2</sup>) - To be completed

- bath, sink & wc

Bedroom 5 (approx 15m<sup>2</sup>)

- beams, stonework & wooden floors

Under stairs / Office- (approx 8m<sup>2</sup>)

Garage (approx 19m<sup>2</sup>)

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