

A charming townhouse allowing flexible accommodation with swimming pool & walking distance to amenities..

EXCLUSIVE



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	656 m2

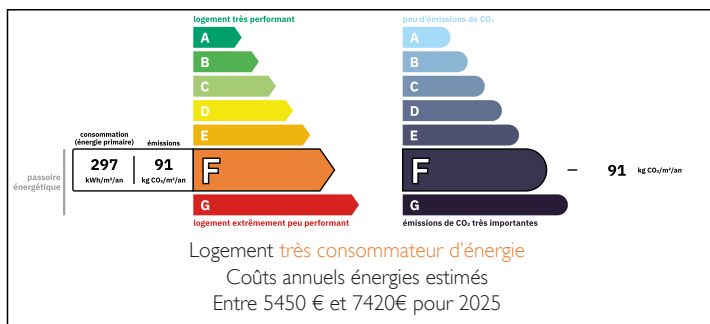
## IN BRIEF

This pretty village house would make a lovely home, holiday home or potential business. On the first floor there is a living room, dining room, kitchen, a double bedroom with study area and a shower room. There is also a lovely balcony area where you can sit and enjoy the afternoon sun. The ground floor could be a separate apartment with a living/dining room, 2 bedrooms, a shower room and kitchen with French doors leading out to the terrace and inground swimming pool.

The property benefits from having 11 solar panels on the roof reducing energy costs, plus there is a separate garage and/or workshop.

The property is in the heart of a lovely village with a shop and bar. There are fabulous night markets during the summer and it is only a few minutes' drive to the popular...

## 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:** 1246 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Main House

Living Room (approx 24m<sup>2</sup>)

- Wooden floor

- electric burner

Dining Room (approx 14m<sup>2</sup>)

- Wooden floors

- Radiator

Kitchen (approx 12m<sup>2</sup>)

- Fully fitted

- Door to lower level

Bedroom 1 (approx 11.5m<sup>2</sup>)

- Wooden floors

- Radiator

Study (approx 4m<sup>2</sup>)

Shower room (approx 5m<sup>2</sup>)

- shower, wc, sink, heated towel rail

Garden Level

Living Room (approx 21.5m<sup>2</sup>)

- French doors to garden

- Tiled floor

Kitchen (approx 8m<sup>2</sup>)

- Sink, cupboards

- Tiled floor

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

Bedroom 2 (approx 10m<sup>2</sup>)

- Tiled floor

Shower room (approx 3m<sup>2</sup>)

- Shower, double sink

Bedroom 3 (approx 8m<sup>2</sup>)

Dressing room (approx 6m<sup>2</sup>)

Storage / maintenance room (approx 8.5m<sup>2</sup>)

Front garden laid to lawn

Pool 8 x 4

small shed

garage / workshop

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>