

An elegant & spacious home full of character with pool and converted barn minutes from Eymet

EXCLUSIVE



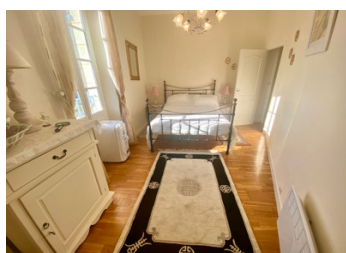
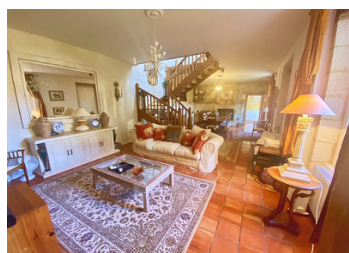
## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	198 m2
Plot Size:	1040 m2

## IN BRIEF

This splendid family home will charm you the moment you step through the door. With exposed beams & stone walls, it is bursting with character plus, it is situated in a gorgeous garden with a pool and converted barn.

The spacious house is set over 2 levels & comprises of 4 bedrooms, 2 bathrooms, an open plan kitchen/dining room/ lounge with wood burner plus an adjoining utility room & WC. There is also a stunning large formal lounge and a dining room with wood burner. The stone barn has been renovated on the ground level & comprises of 2 large bedrooms & a bathroom plus the upper level could be utilised for additional accommodation. Relax by the pool in the pretty enclosed garden or take a walk directly down to the river. This property is ideal as either a...



## ENERGY - DPE

DPE not required.

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 habitation: EUR

## NOTES

## DESCRIPTION

This splendid family home will charm you the moment you step through the door. With exposed beams & stone walls, it is bursting with character plus, it is situated in a gorgeous garden with a pool and converted barn.

Lounge / Diner / Kitchen (approx 51m2)

- tiled floor, exposed stonework
- wooden built-ins with marble tops, stone sink & wood burner

- staircase to upstairs

Formal lounge / diner (approx 48m2)

- wooden floors, exposed stonework, beams, panelled walls & wood burner

Laundry / Utility (approx 9.5m2)

- washing machine & dryer
- tiled floor, exposed stonework & double sink & cupboards
- door to garden

WC with sink (approx 2m2)

First Floor

Bedroom 1 (approx 20m2)

- wooden floor & exposed stonework
- air conditioner

Bathroom 1 (approx 10m2)

- wooden floor & exposed stonework
- shower, bath, bidet & 2 sinks

WC (approx 2m2)

Bedroom 2 (approx 12m2)

- wooden floors

Bathroom 2 (approx 5.5m2)

- bath with shower, sink, wc & heated towel rail

Bedroom 3 (approx 14.5m2)

- wooden floor

Bedroom 4 (approx 10m2)

- wooden floor

Hallway (approx 13.5m2)

- wooden floor & exposed stone

Outbuilding. /Barn

Hallway / Entrance (approx 23m2)

- stone staircase to upper level, tiled floor & door