

Immaculately presented 3 bedroom property within walking distance of the popular bastide town of Eymet



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	128 m2
Plot Size:	516 m2

## IN BRIEF

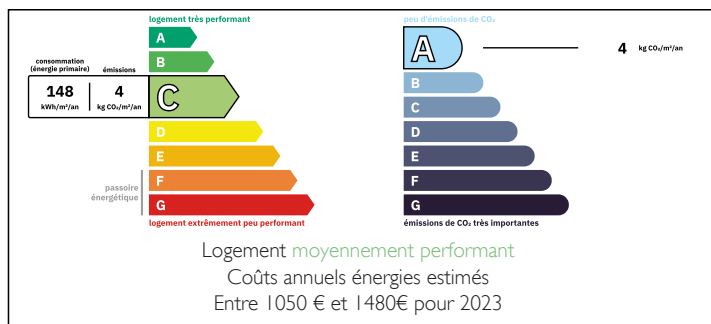
This beautifully modernized 3 bedroom home offers a blend of contemporary living and convenience in the sought-after town of Eymet. The property boasts a well-maintained, enclosed garden, providing security & a peaceful setting. The main accommodation is located on the first floor, showcasing modern amenities & a comfortable living space ideal for relaxation & everyday living. Downstairs, a separate area with its own entrance provides potential for a gîte or guest accommodation. This flexible space can be tailored to suit your needs.

There is also a large utility room, boiler room & garage.

The elevated terrace provides a delightful space to unwind & enjoy a glass of wine, while the plunge pool is inviting during warmer days, creating an idyllic setting for outdoor enjoyment. The property has been updated with a new air source, heating system, double glazed windows &...

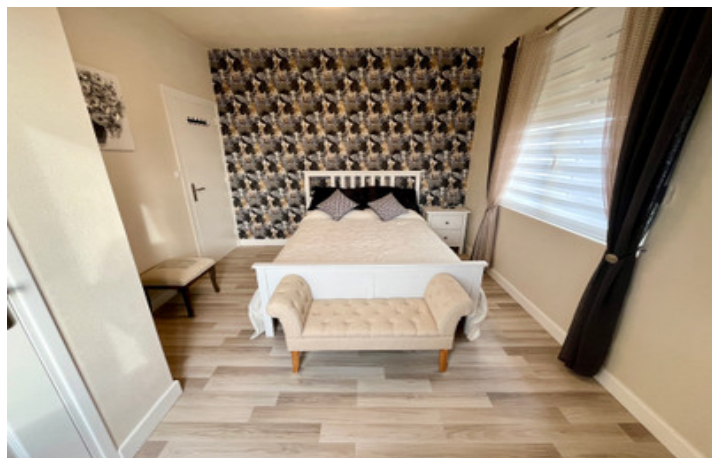


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

Kitchen (approx 13m2)

- Fully fitted with oven, induction hob and hood
- Access to terrace

Living-room (approx 35 m2)

- French doors opening onto the terrace
- Fireplace /insert and radiators connected to the heat pump with thermostat
- Electric roller shutters

- Parquet flooring

Hallway (approx 3.5m2)

- Cupboard

Lavatory - (approx 1.5 m2)

Bedroom 1 (approx 13m2)

- Electric roller shutters, floating floors
- Cupboard

Shower room - (approx 5.7m2)

- Shower, WC, double basin
- Heated towel rail

Master suite (approx 20m2)

- Two large cupboards/storage units /wardrobe
- Dressing room, bathroom & separate WC
- Roller shutters, floating parquet flooring

Terrace (approx 14m2)

Ground Level

Laundry room / Storage (approx 18m2)

- New Airwell Thermodynamic Water Heater

Bolier room (approx 8m2)

- New Pomp chateur

Lavatory - (approx 1.75m2)

Bedroom (approx 12.9m2)

Living-room (approx 14m2)

- French doors to the garden

Garage - (approx 39m2)

- Sink
- Electric roller doors

Garden -(approx 516m2)

- Enclosed and wraps around the house

2 x 3 wooden above-ground plunge pool