

Spacious stone farmhouse with outbuildings, swimming pool and beautiful views. Close to Eymet.



## INFORMATION

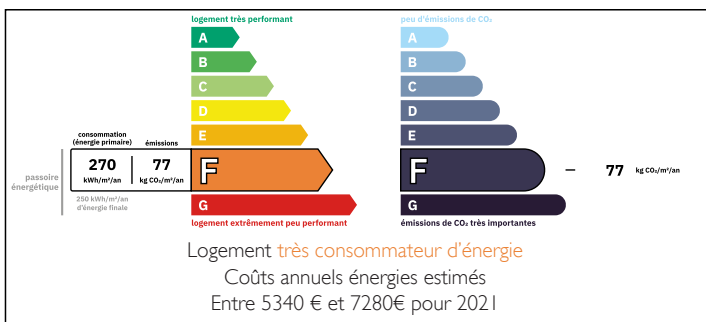
Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	260 m2
Plot Size:	4558 m2

## IN BRIEF

Close to Eymet and the hilltop village of Soumensac this stone property has been renovated to create a spacious family holiday home. The huge living room / games room is on the first floor whilst the rest of the accommodation is all on the ground floor; 4 bedrooms, 3 bath/shower rooms. A large covered terrace and swimming pool from which to admire the surrounding countryside. Two large barns offer the potential to extend. Eymet 10km, Bergerac and its airport only 29km.



## 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:** 1230 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This spacious and light farmhouse with outbuildings and swimming pool is set in grounds of 4,500 m<sup>2</sup>. Established mainly on one level with only the games/sitting room on the first floor. The house has oil fired central heating and has retained many original features with terracotta floors on the ground floor.

The Farmhouse (260m<sup>2</sup>)

Arranged over two floors, the accommodation comprises;

Ground floor

- + Entrance (10.31 m<sup>2</sup>) with terracotta tiled floor
- + Large Farmhouse Kitchen (33 m<sup>2</sup>) with open fireplace and beams
- + Bedroom 1 (29.55 m<sup>2</sup>) with terracotta tiled floor
- + Bedroom 2 (23.31 m<sup>2</sup>)
- + Bedroom 3 (14.37 m<sup>2</sup>)
- + Bedroom 4 (21 m<sup>2</sup>)
- + Utility Room (8.16 m<sup>2</sup>)
- + WetRoom 1 (4.33 m<sup>2</sup>) shower, wc, handbasin and heated towel rail
- + WetRoom 2 (4.42 m<sup>2</sup>) shower, wc, handbasin and heated towel rail
- + WC (1.54 m<sup>2</sup>)
- + Bathroom (4.42 m<sup>2</sup>) bath, handbasin and bidet
- + Boiler Room
- + Second Entrance (5.60 m<sup>2</sup>)

Access to first barn

FIRST FLOOR

- + Huge sitting room and games room (90 m<sup>2</sup>)

OUTSIDE

- + Large Covered Terrace
- + Swimming Pool
- + Two large barns and hangars

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