

Modern country house with breath-taking views



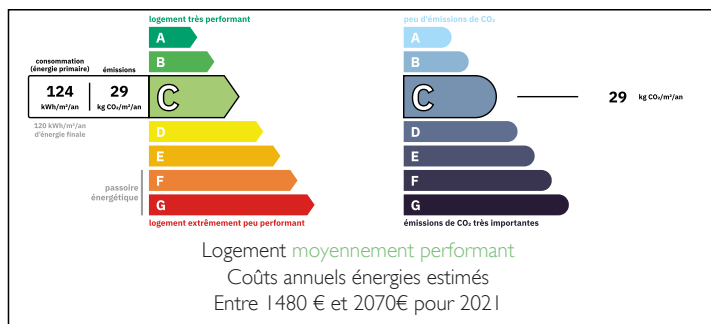
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	5580 m2

IN BRIEF

Approach this exquisitely designed residence down a peaceful country lane. Large gates lead to a gravel driveway. Magnificent vistas and setting, tranquilly guaranteed and conveniently located close to lively bastides. With a fabulous, covered terrace overlooking the views and the swimming pool, double garage, a dining room, a sitting room, a kitchen, and four bedrooms, this family house is spacious. 2km from the local village with a cafe and convenience store, 7 km from Eymet, 32 km from Bergerac and its airport. Absolutely impeccable house where there is nothing for you to do but enjoy French country living!

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.



DESCRIPTION

The house benefits from double glazing throughout , oil fired central heating and two wood burning stoves, one in the dining room and the other in the sitting room.

Ground Floor

- + Entrance Hall (12.70 m²)
- + Guest Toilet (3.08 m²) with hand basin
- + Dining Room (33.08 m²) with, wood burning stove and 3 french doors opening onto the covered terrace and the swimming pool
- + Kitchen (9.47 m²)
- + Sitting Room (22.13 m²) With a fireplace/wood burning stove and large french doors opening onto the terrace.
- + Office (8.48 m²)
- + Large double garage (45 m²)

First Floor

- + Landing (10.43 m²)
- + Bedroom 1 (18.46 m²) with french doors onto balcony and ensuite
- + Ensuite shower room (5 m²) with shower, handbasin, wc and heated towel rail
- + Bathroom (4.30 m²) with bath, handbasin, wc and heated towel rail
- + Bedroom 2 (10.82 m²)
- + Bedroom 3 (10.31 m²)
- + Bedroom 4 (11.58 m²) with ensuite
- + Ensuite shower room (8.70 m²) with shower, WC and handbasin.

Top of the pignon / room under the eaves (15.69 m²)

Garden level/under the house

Garage

Utility Room (8.52 m²)

Boiler Room

Swimming Pool 12 x 6, chlorine filtration, electric cover

LOCAL TAXES

Taxe foncière: 2076 EUR

Taxe habitation: EUR

NOTES