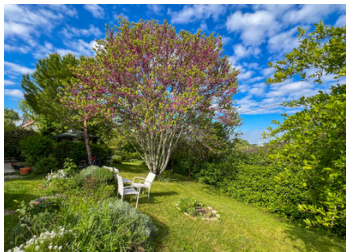


Beautifully renovated four-bedroom home in the centre of Eymet with a sizable, well-established garden



INFORMATION

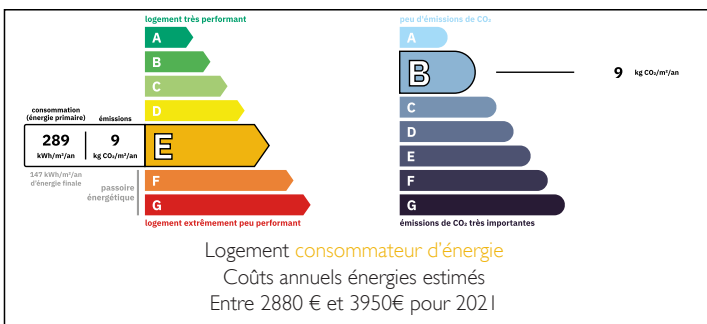
Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1253 m2



IN BRIEF

In the highly sought-after bastide of Eymet and within walking distance of all amenities, this stunning family or holiday home features a nicely established and colourful garden, four/five bedrooms, a recently fitted kitchen, dining room, sitting room, office/snug, and two bathrooms. Wonderful vistas of the mediaeval market town. The airport in Bergerac is only twenty minutes drive.

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 is established over two floors and benefits from mains drainage.

The accomodation comprises:

Ground Floor

- + Entrance Hall (8.79 m²) with stairs leading to first floor
- + Sitting Room (22.16m²) with wood burning stove
- + Kitchen (13m²) with door to car port and workshop
- + Dining Room (14m²)
- + TV Room / Snug (13.65m²)
- + Sewing Room/Office (8.43m²)
- + Shower Room (3.07m²) with shower, toilet and handbasin
- + Bedroom 1 (13.10m²)

First Floor

- + Landing (11.82m²)
- + Bedroom 2 (15m²)
- + Toilet (2.63m²) with handbasin
- + Dressing Room and Storage space under the eaves
- + Bathroom (10.90m²) with bath, toilet, shower, his and hers handbasin, heated towel rail
- + Bedroom 3 (10.89m²)
- + Bedroom 4 (13.49m²)

Outside

A gate opens onto the driveway, to the back of the house is a carport.

The garden is beautifully planted with myriad flowers and fruit trees, a delightful spot from which to admire the views over Eymet

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

LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

NOTES