

A delightful recently renovated stone townhouse with a courtyard in a prime Eymet location!



INFORMATION

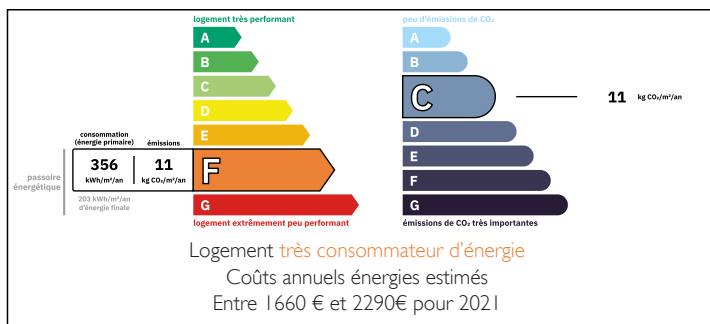
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	92 m2
Plot Size:	88 m2

IN BRIEF

Nestled in the heart of Eymet, this recently renovated stone townhouse offers a superb blend of historic charm & modern comfort. Situated in a sought-after location, this gem is spread across three levels, boasting three bedrooms & two bathrooms offering ample space for comfortable living. Step outside to a charming south facing courtyard, perfect for enjoying morning coffee or unwinding with a glass of wine after a busy day. This property presents an exceptional opportunity to experience the vibrant lifestyle of Eymet. Whether you're seeking a permanent residence, a holiday retreat, or an investment opportunity, this property ticks all the boxes. Bergerac with its International airport is 25 minutes away.

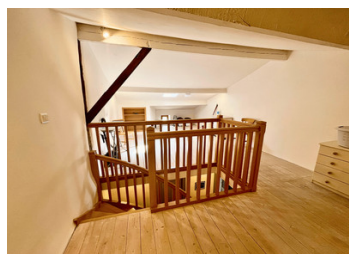


ENERGY - DPE



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: 528 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

Lounge (approx 21m²)

- Tiled floor

- Cupboard

Kitchen (approx 14.5m²)

- Tiled floor

- Access to courtyard

- Oven with gas hob

Bathroom 1 (approx 3.6m²)

- Bath, washhand basin, WC

1st floor

Bedroom 1 (approx 17m²)

- Sisal carpet

Bedroom 2 (approx 13m²)

- Sisal carpet

Bathroom 2 (2.5m²)

- Shower, washhand basin, WC

Landing (approx 4m²)

2nd Floor

Bedroom 3 (approx 16m²)

- Wooden flooring

- Velux window

Courtyard (approx 48m²)

- Pavers, awning, roofed hut

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