

Characterful and spacious 7 bedroom country house with swimming pool only 6km from Eymet.



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	7
Bath:	2
Floor:	266 m ²
Plot Size:	4000 m ²

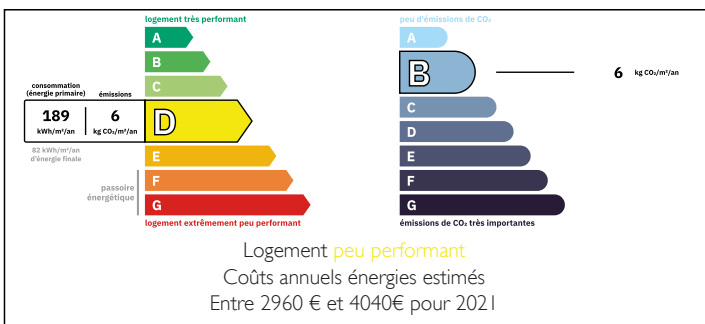


IN BRIEF

Large country house, with around 270 m² of living space, which has been renovated while retaining the authentic elements that make its charm. The rooms are spacious and bright and include 7 bedrooms (one on the ground floor), two bathrooms, kitchen, living room and a large dining room. The heated swimming pool with its roller shutter was built in 2018.

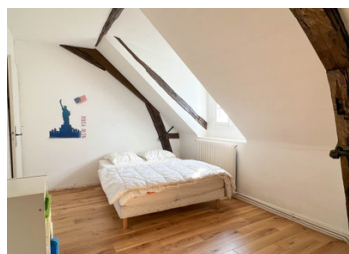
A delightful property full of rustic charm situated only 6 km from Eymet and 25 km from Bergerac.

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 (about 270m² of living space)

The house is on two levels and benefits from central heating (oil or heat pump). Please note that the septic tank is compliant as it dates from 2022.

Ground floor

- Entrance (12.55 m²) terracotta floor, glazed door
- Dining room (40 m²) Terra cotta floor, beautiful open fire place, French doors to the garden and access to the veranda where there is a jacuzzi.
- Living room (28.39 m²) terracotta floor, open fireplace
- Kitchen (15 m²) door to the garden
- Bedroom 1 (28.27 m²) Terra cotta floor
- Shower room (4.76 m²) Shower, double washbasins, heated towel rails, tiled floor
- WC (4.43 m²) window

First floor

- Landing (4.32 m²)
- Corridor to the bedrooms (5.26 m²)
- Bedroom 2 (13.69 m²), Bedroom 3 (11.60 m²), Bedroom 4 (24.31 m²), Bedroom 5 (16.23 m²), Bedroom 6 (15.81 m²), Bedroom 7 (17.34 m²)
- Bathroom (11.40 m²) bath, bidet, shower, basin, WC, Velux
- Small landing/TV room (7.55 m²)

Outside

- Large garden with mature trees, shrubs and a well (circa 4000 m²)
- Heated salt swimming pool 10 x 4 (2018)
- Outbuilding/garage (46 m²) with boiler room and refrigerated wine cellar

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

LOCAL TAXES

Taxe foncière: **2000 EUR**

Taxe habitation: **EUR**

NOTES