

Stunning & spacious property with swimming pool set in delightful grounds walking distance to Eymet



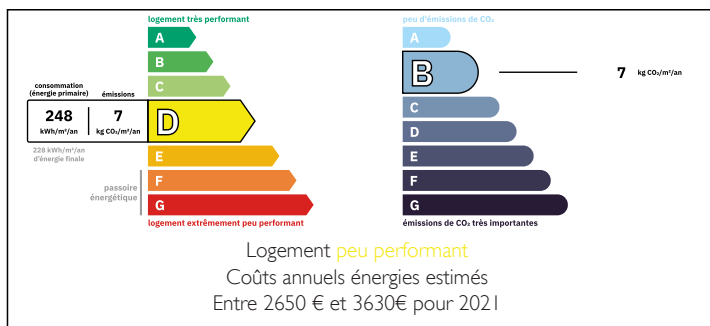
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	199 m2
Plot Size:	7305 m2

IN BRIEF

A Rare Find! Nestled in a sought after location, this charming detached property is just a leisurely stroll from the vibrant town of Eymet. Boasting five spacious bedrooms and three bathrooms, this house offers the perfect blend of luxury, comfort, and convenience. It also benefits from spacious living areas with plenty of natural light & a large terrace providing a wonderful space for outdoor dining, relaxation & views over the beautiful garden & in-ground pool. Additional features include the efficiency and eco-friendliness of a modern pellet heating system, underfloor heating in the ensuite, engineered oak flooring, ample storage space & a delightful covered summer kitchen/barbecue area. Bergerac airport is only 25 mins away and Bordeaux 1 hr & 35mins

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: 2019 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Kitchen (approx 35.5m2)

- Woodburner
- Fully fitted kitchen with electric over & induction hob

- French doors to terrace

Lounge / Diner (approx 52.5m2)

- Pellet burner
- Restructured Oak flooring
- Entrance to office

Office (approx 5.5m2)

- Doors to terrace

Bedroom 1 (approx 21.8m2)

- French doors to terrace

Ensuite (approx 6m2)

- Shower, washbasin, WC
- Heated towel rail

Bedroom 2 (approx 14.5m2)

- Separate door to garden

Ensuite (approx 3.6m2)

- Shower, washbasin, WC

Separate WC (approx 2.25m2)

Bedroom 3 (approx 11.5m2)

Bedroom 4 (approx 11.5m2)

Utilities (approx 2.35m2)

Bathroom (approx 3.45m2)

- Shower, washbasin, WC

First floor

Storage room 1 (approx 4.8m2)

Storage room 2 (approx 4.8m2)

Bedroom 5 (approx 10.8m2)

- Access to further loft space

Garage

- Internal door to house

Swimming pool - 9 x 5

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