

A beautifully renovated 3-bedroom home in an elevated position near the popular bastide town of Eymet.

EXCLUSIVE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	4290 m2

IN BRIEF

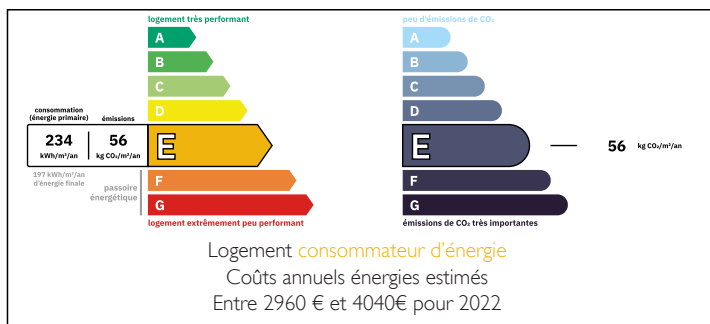
This lovely property offers the perfect blend of modern luxury and serene living. Enjoy the spaciousness of an open-plan kitchen, lounge and dining area, ideal for entertaining guests or simply relaxing. There are 3 spacious bedrooms, 2 of which open directly onto the terrace. Each room offers comfort, with plenty of natural light. The extensive terrace is perfect for al fresco dining or enjoying the views of the surrounding countryside.

The rear terrace features a refreshing pool plus there is a generous garden, which wraps itself around the house. The property also benefits from a large garage & attic: Both areas provide ample storage and offer great potential for future renovations or conversions.

Only a 6 minute drive to the popular town of Eymet with it's many bars, coffee shops and restaurants. It is less than 25 minutes...

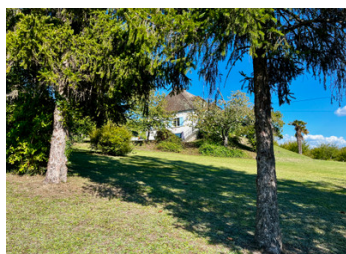


ENERGY - DPE



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

Entrance (approx 6.1m²)

- Cupboards

- Stairs to garage

Kitchen (approx 15.9m²)

- Fitted fixtures

Lounge / Diner (approx 35.5m²)

- French doors to terrace

Master bedroom (approx 11.6m²)

- Cupboards

- French doors to terrace

Bedroom 2 (approx 11.5m²)

- French doors to terrace

Bedroom 3 (approx 13.4m²)

Bathroom (approx 5.9m²)

- wash hand basin, shower, bath

WC (approx 1.4m²)

Hallway (approx 5.9m²)

Garage 1 (approx 25.9m²)

- Boiler & sink

Garage 2 (approx 34.4m²)

- Double doors

- Oil tank

Cave (approx 30m²)

Attic (approx 99m²)

- To renovate

Front terrace

Back patio

Swimming pool

LOCAL TAXES

Taxe foncière: **847 EUR**

Taxe habitation: **EUR**

NOTES

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