

Village house with large garden and pool



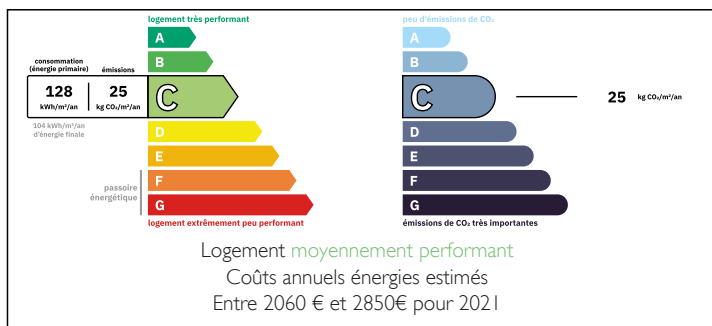
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	5000 m2

IN BRIEF

Situated in the heart of a small village 4 km from Eymet, a large semi-detached house with large enclosed garden and swimming pool. The house comprises 3 large bedrooms, a sitting room with fireplace, a dining room and kitchen, a bathroom and wc on both floors. There is the possibility of extending the property with a partially converted outbuilding. Eymet 4km and Bergerac 25km

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: 426 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This spacious house benefits from oil-fired central heating.

Ground floor (tiled floor)

Entrance hall (11.63 m²)

Dining room (18 m²) opening onto the kitchen

Kitchen (13.15m²) Door to semi-fitted outbuilding

Lounge (24.20m²) with fireplace/insert

Shower room with wc (4.26m²)

Semi-fitted outbuilding

Living room of 36m² with view on the park thanks to a large bay window, 2 rooms of 19m² which can be arranged in bedroom or office of a garage of 36m²

First Floor

Landing/corridor (13.66m²)

Bedroom 1 (14.18m²)

Bedroom 2 (18.75m²)

Bedroom 3 (18.02m²)

Bathroom (11.30m²)

WC (4.02m²)

Outside

Fenced plot of 5000

Swimming pool 12 by 5 and gazebo of 25m².

3000w of photovoltaic panels supply part of the house with electricity.

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