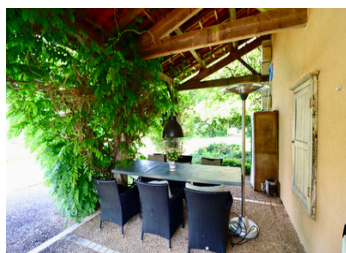


OFFER ACCEPTED. Beautiful stone 3 bed cottage; fantastic views; pool; calm & quiet hamlet location.



INFORMATION

| | |
|-------------|-------------|
| Town: | Eymouthiers |
| Department: | Charente |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 140 m2 |
| Plot Size: | 1020 m2 |



IN BRIEF

A beautiful stone cottage in an edge of hamlet location in a calm, quiet hamlet in the commune of Eymouthiers near the Charente/ Dordogne border.

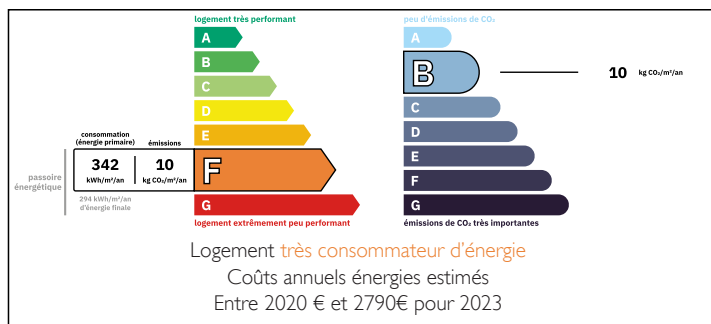
Completely renovated

Outside, the enclosed private garden (> 1000m²) is not overlooked and has a heated salt water pool with fantastic views over the neighbouring valley. There is also a covered outdoor dining area with small summer kitchen, carport and workshop.

Basic amenities are in Eymouthiers (2km). Nearest full amenities are in the towns of Montbron (7km) or Piegut-Pluviers (12km). Angouleme TGV (37km) & Limoges airport (70km) are nearest major transport connections.

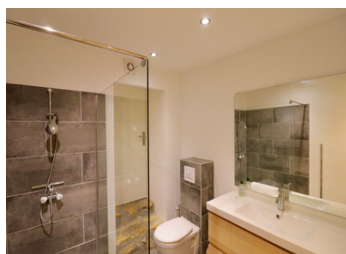
An exceptional property in good...

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: 541 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A lovely property located in a hamlet in the commune of Eymouthiers in the eastern Charente/ edge of the Perigord Vert in the Dordogne.

Property comprises a 3 bed detached house (renovated 2002 - 2006), separate carport/ workshop, covered outdoor dining area with summer kitchen and attached garden with in-ground heated salt-water pool.

Entering the property through a small gate takes you along a small footpath that leads to the main entrance.

Inside, a semi-open plan space comprising a living room (27m²) is on the left and spacious kitchen and dining room (42m²) on the right. The floor is lovely old tiles and both sides have their own wood burners set in old stone fireplaces. Large windows and floor to ceiling French windows (south- and west-facing) let in plenty of natural light.

The ground floor bedroom (14m²), with en-suite shower room (4m²) and lavatory, is accessed through the living room and also has large floor to ceiling French windows with great west-facing views and direct access to the garden.

The family bathroom (5m²) with large walk-in shower and lavatory is just off the dining room and leads on to the washroom/ utility room (13.5m²) at the back of the house. This has its own separate entrance via French windows and could be used as a home office or 4th bedroom.

A wooden staircase in the middle of the ground floor open plan space leads to the first floor and an open mezzanine space...