

Beautiful 5 bed farmhouse with guest cottage and pool close to Lauzun, Eymet and 30m from Bergerac

EXCLUSIVE



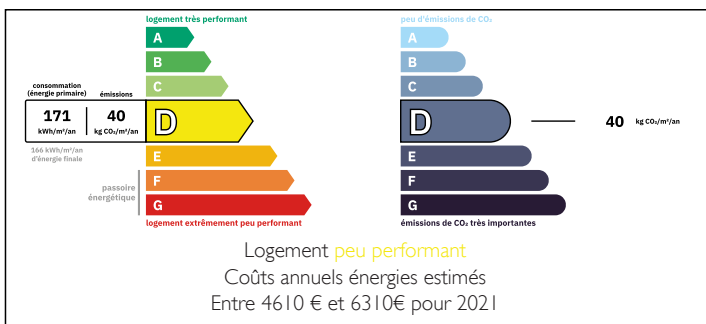
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	262 m2
Plot Size:	6000 m2

IN BRIEF

Beautifully situated with elevated views, this spacious traditional stone farmhouse is full of character, renovated with exquisite taste to an extremely high standard. There are 5 bedrooms in the main house with a comfortable guest cottage/maison d'Amis for 2, overlooking the pool which has operated successfully as a gite rental for the last 7 years. The house is located at the end of a quiet lane with grounds of 6000m² (1.5 acres) in a peaceful countryside location. 5km to Lauzun, 8km to Eymet and only 30 mins drive from Bergerac airport.

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: 1492 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Farmhouse (212 m²)

Lovingly restored this spacious property has it all! Traditional French farmhouse full of character with an abundance of exposed stonework, in a tranquil location. Arranged over two floors benefitting from double glazing throughout, underfloor heating in kitchen, oil central heating, reversible air conditioning units in the two en-suite bedrooms, solar panels and a fast, fibre broadband internet connection.

GROUND FLOOR

Entrance (8.39 m²) with glazed front door to gravelled courtyard, travertine flooring, exposed stone walls and stairs leading to first floor bedrooms Cloakroom, guest toilet (2.23 m²) with travertine floor, toilet and handbasin

Study/office area (9.72 m²) oak flooring, twin glazed doors to entrance hall

Sitting Room (40.73 m²) impressive dual aspect reception room with oak flooring, woodburning stove and exposed beams.

Dining Room (18.13 m²) tiled floor and French doors to the large covered terrace.

Kitchen (20.05 m²) Newly fitted bespoke family kitchen with travertine tiles and underfloor heating

Inner Lobby (4.59 m²) with tiled floor and door leading to the garden

Utility, laundry Room / Boiler Room (6 m²)

Wine Store (3.58 m²)

FIRST FLOOR, with exposed beams

Landing (9.73 m²) with oak floor

Bedroom 1 (20.84 m²) with oak flooring, ensuite shower room, toilet (6.42m²) and walk in wardrobe. French windows with Juliet balcony overlooking the garden with views of the surrounding countryside. Reversible air conditioning unit(via heat pump)

Bedroom 2 (18.74 m²) with oak flooring, ensuite shower room with toilet (3 m²) walk in wardrobe and reversible air conditioning unit

Family Bathroom (9.25 m²) with Italian shower, bath, handbasin and toilet.

Bedroom...