

Charming house with garden and garage a few steps away from the heart of Eymet



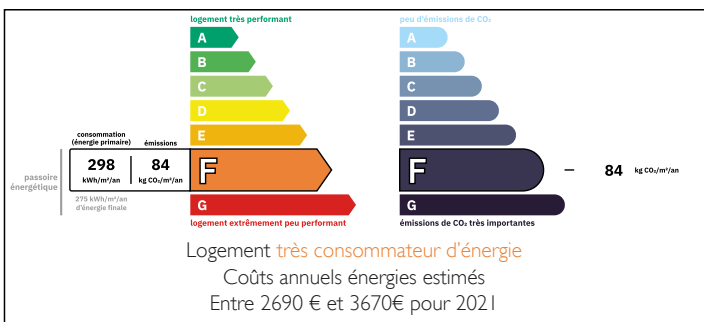
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	116 m ²
Plot Size:	1579 m ²

IN BRIEF

Situated within walking distance of the beautiful and vibrant bastide of Eymet, a 4 bed family home with established garden and garage. Once modernised the house will be ideal as a family or holiday home in a very popular location with Bergerac only 25mins away by car.

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

The house (116 m²)
Built on two levels, with oil-fired central heating, the house is connected to mains drainage.

Ground Floor

Dining room (15.56 m²) glazed door, terracotta floor tiles

Living room (24.52 m²) terracotta floor tiles

Kitchen (7.96 m²)

Bathroom (5.27 m²) bath, washbasin and bidet

WC (1.40 m²)

First Floor

Landing (3.70 m²) + Corridor to bedrooms (2.75 m²)

Bedroom 1 (12.13 m²)

Bedroom 2 (15.85 m²) with door to balcony

Bedroom 3 (9.74 m²)

Bedroom 4 (11.55 m²)

Outside

Garage (31.50 m²)

Workshop (18 m²)

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

LOCAL TAXES

Taxe foncière: **202 EUR**

NOTES