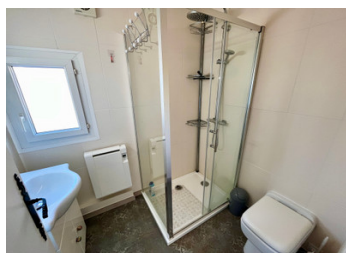


Charming 3-Bedroom House within easy walking distance to Eymet



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	528 m2



IN BRIEF

Located just a short stroll from the bustling and ever-popular town of Eymet, this delightful 3-bedroom home is ideal as a permanent residence or a tranquil holiday retreat.

The spacious layout spread over two levels has a traditional kitchen & lounge with open fire providing cozy comfort on one side, while a second open-plan kitchen/diner gives additional flexibility offering ample space for family and guests.

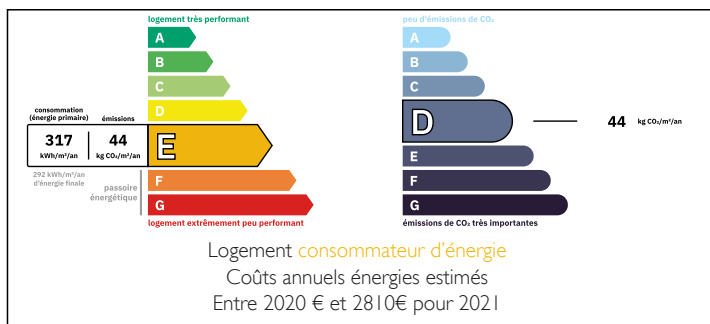
Enjoy a small, sunny but low-maintenance patio at the rear of the property; perfect for al fresco dining or relaxing with a book. A large gravelled driveway at the front offers plenty of parking, alongside a garage for additional storage or workspace.

The property also benefits from a new fence & electric gates making it children & pet secure.

Enjoy the easy access to Eymet's vibrant cafes, restaurants, shops, and weekly market.

Bergerac airport only 25...

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

Ground Floor

Entrance - (approx 1.7m²)

Living room - (approx 15.4m²)

- Open fire

- Wooden floor

Kitchen - (approx 9m²)

- Fully equipped

- Door to terrace

Kitchen / Diner - (approx 16.4m²)

- Tiled floor

- Doors to garden

WC - (approx 1.3m²)

Corridor - (approx 7.6m²)

First Floor

Master bedroom - (approx 9.5m²)

- Wooden floor

- Wardrobes

Bedroom 2 - (approx 9.3m²)

- Wooden floor

Bedroom 3 - (approx 9m²)

- Wooden floor

Bathroom - (approx 3m²)

- Washhand basin, Shower, WC

Garage + tool shed

Terrace and garden

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 593 EUR

Taxe habitation: EUR

NOTES