

Brand spanking new villa situated on the outskirts of the medieval bastide of Eymet

EXCLUSIVE



## INFORMATION

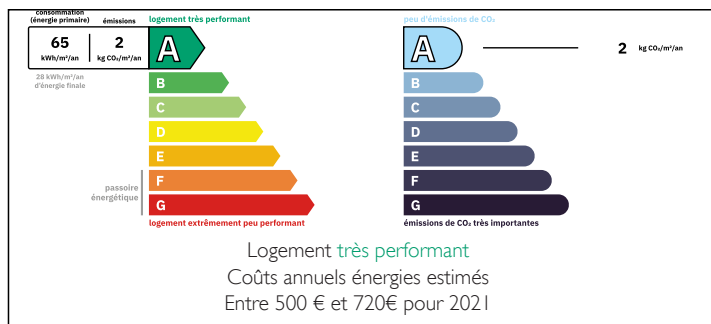
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	2290 m2

## IN BRIEF

A rare opportunity to purchase a newly constructed house situated in a peaceful location and yet within walking distance of Eymet. With grounds of 2,290m<sup>2</sup>, the house has been constructed to the highest specifications and comprises, 3 bedrooms one with ensuite shower room and large dressing room, a family bathroom, an open plan living area with dining room, sitting room and fitted kitchen. From the kitchen you have doors to the garage and the utility room. The house is of course fully double glazed and with the latest heating system by heat pump, and electric shutters on all the windows. The ideal full time home or lock up and leave. A delightful home. Eymet on your doorstep and Bergerac and its airport 25 mins by car.

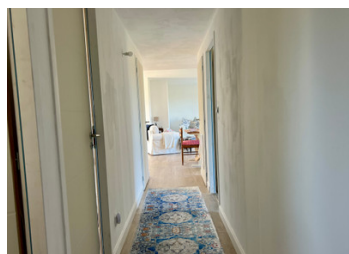


## ENERGY - DPE



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 is all on one level

The living room (45 m<sup>2</sup>) with open plan kitchen/dining room and sitting room.

Utility Room (3.5 m<sup>2</sup>)

Bedroom (19m<sup>2</sup>) with ensuite and dressing room

Ensuite Shower room (4.9m<sup>2</sup>)

Dressing Room (5.8m<sup>2</sup>)

Corridor to bedrooms (4.4m<sup>2</sup>)

Bedroom 2 (10.7 m<sup>2</sup>)

Bedroom 3 (7.5m<sup>2</sup>)

Toilet (1.11m<sup>2</sup>)

Garage (16.02m<sup>2</sup>)

Terrace (20.1m<sup>2</sup>)

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES