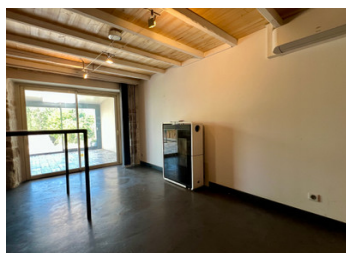


Perfect lock up and leave 2 bed house in peaceful location of Eymet

EXCLUSIVE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	0 m2

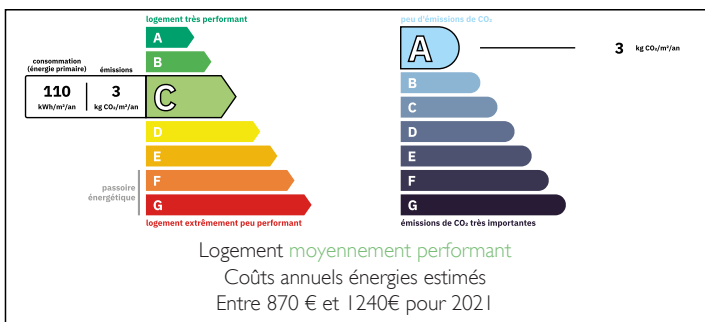
IN BRIEF

A quirky abode near one of the most sought after bastides.. walk to the restaurants and shops of this lively community.

Steps lead up to a terraced area, with a large conservatory adorning the façade of the house, and into an open plan kitchen-dining room- sitting room area, downstairs storage and guest toilet. A metal spiral staircase leads to the first floor where you will find 2 double bedrooms and a shower room.

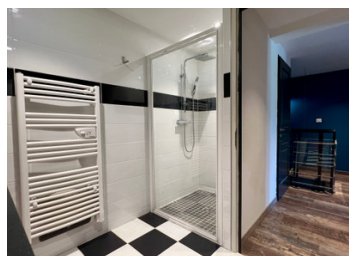
Bergerac and its airport is only 23km away.

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: 814 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground Floor

Conservatory – 24.4 m²: A bright and spacious sunroom

Living & Dining Room – 23 m²: Cozy and versatile

Kitchen – 12.07 m²:

Inner Lobby – 3 m²: Provides access to upper floor and WC.

Guest WC – 0.87 m²

First Floor

Landing – 6 m²: Connecting the bedrooms and bathroom.

Bedroom 1 – 14 m²: Includes a dressing room and split air conditioning/heating unit.

Toilet – 0.87 m²

Shower Room – 5 m²: Modern and functional

Bedroom 2 – 11.11 m²: Comfortable and bright, with its own split air conditioning/heating unit.

Exterior

Terrace: Ideal for outdoor dining

Garage – 16 m²: Secure parking or additional storage.

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