

Contemporary house with far reaching views , only 4 minutes from Eymet



## INFORMATION

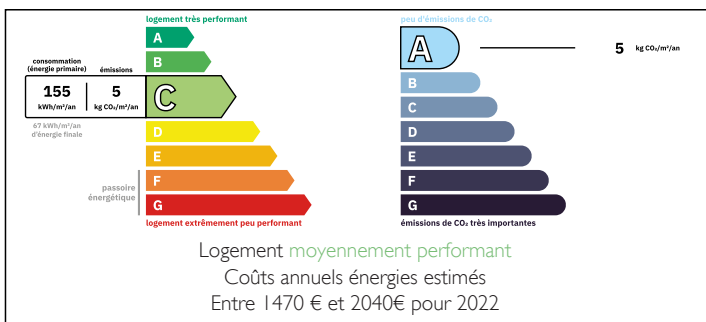
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	116 m2
Plot Size:	2507 m2

## IN BRIEF

A bright and sunny modern house, constructed in 2013 and further extended in 2015. This delightful house is built on a plot with elevated views and comprises; 2 living rooms, kitchen, 3 bedrooms and 3 shower/bath rooms.

Easy access to Eymet (4km) and Bergerac (20km)

## 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 m<sup>2</sup>)

This contemporary house is established on one level apart from the 3rd bedroom which is on the first floor of the pigeonnier. The house benefits from double glazing throughout and underfloor heating in the pigeonnier.

Open plan Dining Room, Kitchen (36.20 m<sup>2</sup>) archway leads to the salon and door to small utility room

Sitting room (23.50 m<sup>2</sup>)

Corridor to ground floor bedrooms (2.78m<sup>2</sup>)

Bedroom 1 (12m<sup>2</sup>) with ensuite Bathroom

Ensuite Bathroom (5.65 m<sup>2</sup>) with bath, wc and handbasin

Shower Room (5.45 m<sup>2</sup>) with shower handbasin and wc

Bedroom 2 (11.46 m<sup>2</sup>)

First floor of Pigeonnier

Bedroom 3 (12.08 m<sup>2</sup>) with ensuite

Ensuite Shower Room (4.32 m<sup>2</sup>) shower, hand basin and wc

Outside

Established garden, covered terrace

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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