

Attractive country property with 2 gites, established garden and swimming pool 20 min from Bergerac airport

EXCLUSIVE



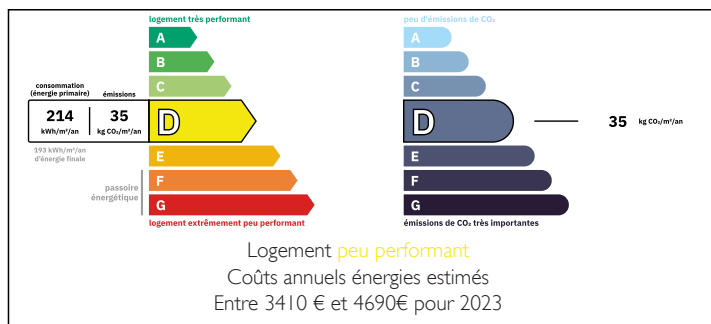
## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	338 m2
Plot Size:	3243 m2

## IN BRIEF

A characterful property situated between Eymet (12km) and St Foy la Grande (14km) offering a potential for rental income with its two large gites, enclosed garden and swimming pool. The prestigious Golf des Vigiers is only 6km and Bergerac airport 23km. The property is full of charm with exposed stone walls and beams.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

The main house (159 m<sup>2</sup>)

Benefitting from gas central heating and double glazing..

Sitting Room (50 m<sup>2</sup>) with exposed stone and beams, fireplace with woodburning stove

Kitchen (32.64 m<sup>2</sup>) with glazed door to courtyard, pantry area

Utility Room / Shower Room

First Floor

Bedroom 1 (29 m<sup>2</sup>) with fitted wardrobes and french doors to balcony

Bedroom 2 (11.84 m<sup>2</sup>)

Bedroom 3 (14.35 m<sup>2</sup>)

Bathroom (9.28 m<sup>2</sup>)

La Residence (attached guest accomodation) 112 m<sup>2</sup>

Benefitting from double glazing throughout, and a terrace overlooking the swimming pool

Open plan living room/dining room/kitchen (45.44 m<sup>2</sup>) open fireplace

Shower Room

First Floor

Bedroom 1 (12.3 m<sup>2</sup>)

Bedroom 2 (18.48 m<sup>2</sup>)

Bedroom 3 (19.6 m<sup>2</sup>)

The Cottage (67 m<sup>2</sup>) Separate stone building with terrace area.

Living Room (27 m<sup>2</sup>) with wood burning stove

Kitchen (10 m<sup>2</sup>)

Laundry room

WC

Shower Room

Bedroom 1 (11 m<sup>2</sup>)

Bedroom 2 (13 m<sup>2</sup>)

Outside

Wrought iron gates open onto a gravelled driveway with parking for a number of cars. A mature garden with established plants, trees and shrubs ensures year round colour.

Car Port