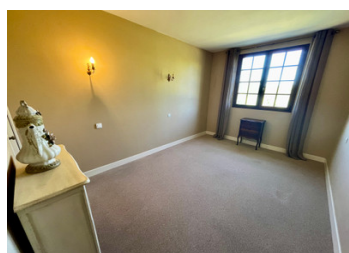
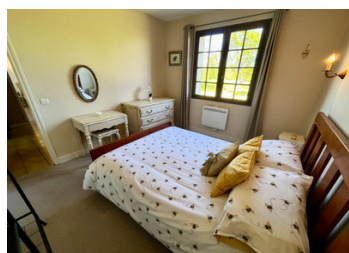
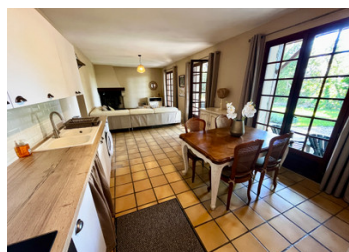


Immaculately presented 4 bedroom property with stunning views less than 10 minutes from amenities



## INFORMATION

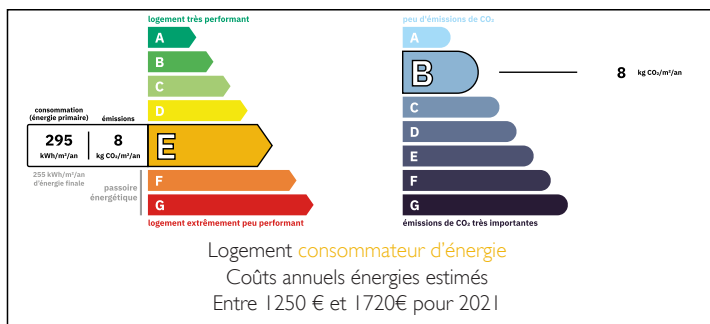
Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	127 m2
Plot Size:	1693 m2



## IN BRIEF

This beautifully presented modern 4-bedroom home offers a lifestyle of comfort, calm, and convenience. Set over a single level, the property boasts panoramic countryside views and a bright, open-plan living space with a stylish kitchen/diner/lounge - ideal for both entertaining and relaxing. Here you will also find a fabulous wood burner to warm up the entire room. Step through the doors onto a sunny terrace, perfect for al fresco dining, and take a refreshing dip in the splash pool, all within the privacy of a low-maintenance garden. The property also benefits from a useful mezzanine and large attic. Whether you're searching for a family home, a peaceful place to retire, or a lock-up-and-leave holiday escape, this property ticks all the boxes. Conveniently located near the towns of Miramont-de-Guyenne, Lauzun and Eymet with all the amenities you need and 35 mins to...

## 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: 900 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Entrance hall (approx 17.8m<sup>2</sup>)

- Cupboards
- Stairs to mezzanine

Lounge / Diner / Kitchen (approx 32m<sup>2</sup>)

- Fitted Kitchen
- Wood burner
- French doors to terrace

Bedroom 1 (approx 19.5m<sup>2</sup>)

- Door to garage
- Tiled floor

Bedroom 2 (approx 12.6m<sup>2</sup>)

- Cupboards
- Carpet

Bedroom 3 (approx 11.6m<sup>2</sup>)

- Carpet

Bedroom 4 (approx 10.9m<sup>2</sup>)

- Carpet

Bathroom (approx 3.2m<sup>2</sup>)

- Washhand basin, walk-in shower

WC (approx 1.5m<sup>2</sup>)

Corridor (4.2m<sup>2</sup>)

Mezzanine (9.8m<sup>2</sup>)

Attic (approx 57m<sup>2</sup>)

Covered terrace (approx 17m<sup>2</sup>)

Storage room (approx 10m<sup>2</sup>)

Garage (approx 23m<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>