

Stunning recently renovated property in the centre of Eymet



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	94 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

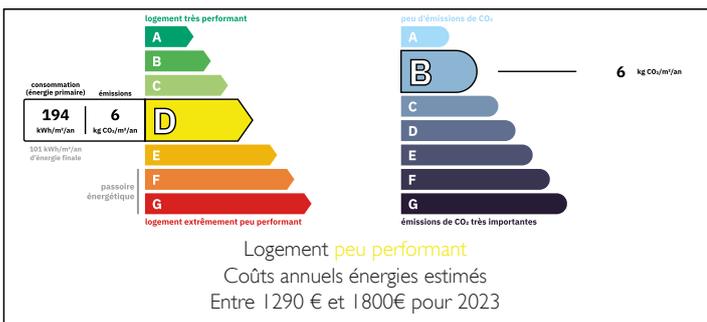
## IN BRIEF

Discover the perfect blend of character and contemporary living in this beautifully renovated property, finished to a high standard while preserving its original charm. Step inside & be greeted by a spacious & light-filled open-plan lounge, diner, & kitchen – ideal for entertaining & everyday living. Exposed stone walls & wooden beams throughout retain the property's character & create a warm and inviting atmosphere. A brand new wood burner adds a touch of cozy elegance for those cooler evenings.

Upstairs, you'll find two generously sized bedrooms, each with its own stylish en-suite bathroom.

The property also benefits from an attic space, offering fantastic potential for conversion to create additional living space. The property presents an exceptional opportunity to experience the vibrant lifestyle of Eymet, whether you're seeking a permanent residence, a holiday retreat, or an investment opportunity, this property ticks...

## 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

Lounge / Kitchen / Diner (approx 52m<sup>2</sup>)

- New Wood burner
- Exposed beams and stone
- New electric heaters
- Fully fitted kitchen with new appliances

First Floor

Bedroom 1 (approx 20.5m<sup>2</sup>)

- Wooden floor
- Exposed stone
- Cupboards

Ensuite (approx 4m<sup>2</sup>)

- Wash hand basin, shower, WC
- Heated towel rail

Bedroom 2 (approx 13.6m<sup>2</sup>)

- Wooden floor
- Exposed stone
- Cupboard

Ensuite (approx 3.4m<sup>2</sup>)

- Wash hand basin, shower, WC
- Heated towel rail

Attic (approx 50m<sup>2</sup>)

-----

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