

Charming Pigeonnier-Style house with pool, stunning views & set in a peaceful location in Eymet

EXCLUSIVE



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	8299 m2

## IN BRIEF

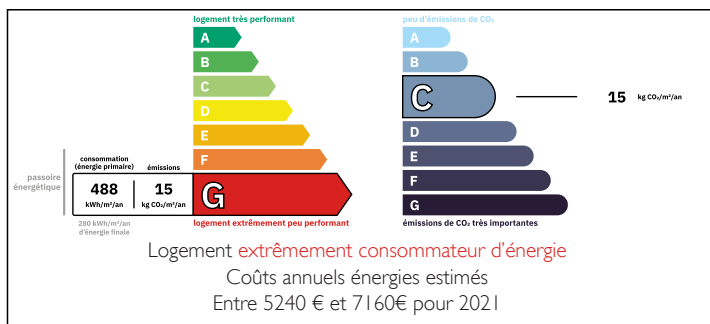
Discover the potential of this character-filled Pigeonnier-style home, ideally located but also walking distance from the sought-after bastide town of Eymet. Set in a tranquil location, this property offers generous proportions, picturesque surroundings, and endless possibilities for modernization.

With it's spacious layout across two floors, the open plan lounge / diner leads directly onto the terrace through French doors overlooking the pool & the stunning countryside views. There is a well-proportioned kitchen also with spectacular views, 4 generously sized bedrooms, a study – ideal for working from home plus 2 bathrooms & a separate WC. The property also benefits from a large garage & additional rooms that could be utilised as extra accommodation & are perfect for hobbies, wine cellar, or workshop.

Whether you're looking for a permanent home, holiday retreat, or investment project, this unique

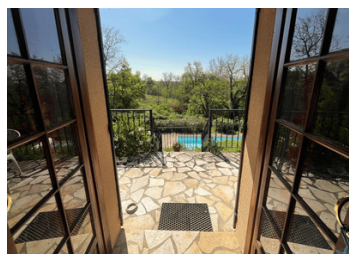


## ENERGY - DPE



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: 1276 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Entrance Hallway (approx 8m<sup>2</sup>)

- Stairs down to garage

Lounge / Diner (approx 36.5m<sup>2</sup>)

- Wood burner

- French doors to terrace

Kitchen (approx 12.5m<sup>2</sup>)

- Fully fitted

Bedroom 1 (approx 12m<sup>2</sup>)

- Carpeted floor

Study (approx 6.5m<sup>2</sup>)

- Tiled floor

Bathroom (approx 5.2m<sup>2</sup>)

- Wash-hand basin, shower over bath, bidet

Storage room (approx 1.7m<sup>2</sup>)

Floor 1

Bedroom 2 (approx 15.5m<sup>2</sup>)

- Beamed ceiling

- Wooden floor

Bedroom 3 (approx 10.5m<sup>2</sup>)

- Beamed ceiling

- Wooden floor

Bedroom 4 (approx 16m<sup>2</sup>)

- Wooden floor

Bathroom (approx 5m<sup>2</sup>)

- Wash-hand basin, shower over bath, bidet

WC (approx 3m<sup>2</sup>)

Garage (approx 54m<sup>2</sup>)

Swimming pool

Land - a combination of established trees & lawn

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