

Stunning opportunity on main retail street of popular bastide, SHOP premises, elegant APPARTMENT + STUDIO



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	194 m2
Plot Size:	0 m2

IN BRIEF

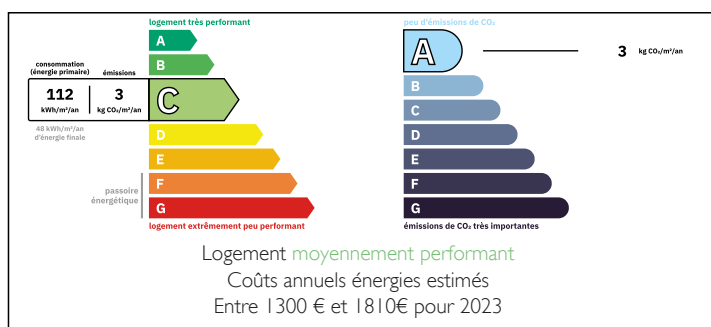
Recently renovated to a very high standard this property offers myriad possibilities. The elegant appartement has 3 large bedrooms and ensuite shower rooms, a characterful sitting room and kitchen. An independent studio offering immediate rental income, the studio has underfloor heating, a kitchen area and an ensuite shower room. And of course the Shop premises which also have been renovated and are situated on the main shopping street of this ever popular and charming medieval bastide.

Bergerac is a mere 25mins away and Bordeaux 1.5 hours away.

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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:	1089 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This property features double glazing throughout, electric heating, and is connected to mains drainage. For convenience, each of the three units has its own separate water and electricity meter.

The Main Apartment

Entrance Lobby – with staircase leading to the upper level.

Kitchen/Dining Room (17.15 m²) – a bright, spacious room with a large window offering views over the rooftops of Eymet.

Open Pantry (2 m²) – conveniently located off the kitchen.

Corridor (6 m²) – leading to the bedroom and ensuite.

Bedroom 1 (10.14 m²) – includes a built-in wardrobe.

Ensuite Shower Room (3.47 m²) – fitted with a shower, handbasin, and WC.

Inner Lobby (7.57 m²) – with stairs leading to the upper floor and a built-in utility cupboard.

Sitting Room (32 m²) – characterful and spacious, featuring exposed beams and stonework.

Second Floor

Landing (10 m²) – currently used as an office space.

Bedroom 2 (13.34 m²) – includes a fitted wardrobe and private ensuite (3.31 m²).

Bedroom 3 (15.36 m²) – with its own ensuite shower room (4 m²).

The Shop Premises

A large retail unit with shop window on the main shopping street of Eymet, rue du Temple, close to the main square. The premises has a toilet and handbasin area at the back

The Studio Apartment

Benefits from underfloor heating throughout.

Entrance/Sitting/Dining Area (13.10 m²) – an open and versatile living space.

Kitchen Area (5 m²) – compact and functional.

Bedroom Area (11 m²) – includes a dressing room.

Shower Room (4 m²) – equipped with a shower, WC, handbasin, and heated towel rail.