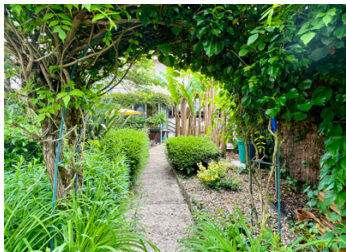


Fabulous opportunity... gorgeous family home in sought after bastide with AirBNB potential

EXCLUSIVE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	180 m2
Plot Size:	0 m2

IN BRIEF

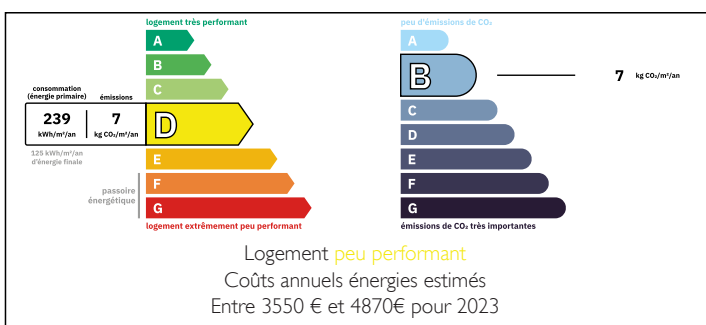
Charming Restored Townhouse in the Heart of Eymet

This beautifully restored late 19th-century townhouse is ideally located in the center of Eymet. Currently operating as an award-winning bed and breakfast, the property spans two floors and features original antique wooden floors complemented by a bright, mid-century-inspired interior. A spacious loft, cellar, and private garden add to its appeal.

This versatile home is ideal for a family, with excellent schools nearby, or can continue as a successful bed and breakfast with proven income. It also offers great potential as an Airbnb holiday rental or a low-maintenance second home in one of the Dordogne's most desirable towns.

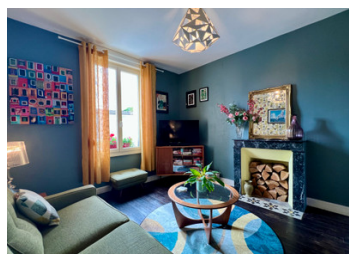
Contact me for further information and photos.

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 accommodation

Ground Floor

Entrance Hall (12.5m²) with wooden floor and wooden staircase leading to upper floors

Living Room (21 m²) with view over the garden, wood burning stove

Original glazed doors to

Dining Room (17 m²)

Ground Floor Bedroom / Office (14 m²)

Kitchen (14 m²)

Utility Room / Shower Room (6 m²)

Conservatory (15m²): Accessible through a door from the kitchen, the conservatory has a few steps leading down to the garden and is bathed in natural light.

First Floor (with original wooden floors)

Landing (m²)

Bedroom 1 (21 m²) with EnSuite (6 m²) walk in shower, washbasin and wc

Bedroom 2 (17 m²) with EnSuite (5.5 m²) walk in shower, washbasin and wc

Bedroom 3 (14 m²) currently used as a second living room

Bedroom 4 (10 m²) with EnSuite (3 m²) walk in shower, washbasin and wc

Second Floor:

A versatile space with excellent potential to serve as a master suite, art studio, or exercise area. This generously sized, fully insulated room is equipped with lighting and power, offering comfort and flexibility for a variety of uses.

Cellar:

Currently used as a wine cellar, workshop, and storage space. It benefits from power and lighting, with direct access to both the garden and the ground floor.

Garden (200m²):

Steps from the conservatory lead to a west-facing garden, offering sunshine throughout the afternoon and evening. A covered patio provides an ideal spot for al fresco dining during the warm Dordogne summers. The adjoining terrace creates a charming