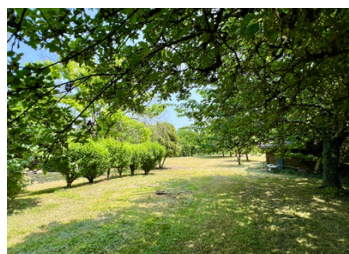


Charming renovated stone house with large plot of land and swimming pool in the picturesque bastide of Eymet



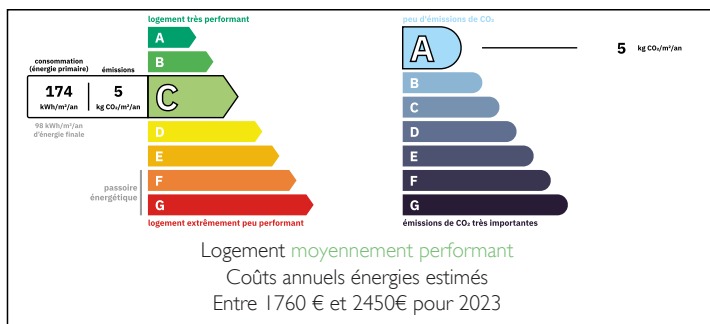
## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	158 m2
Plot Size:	6753 m2

## IN BRIEF

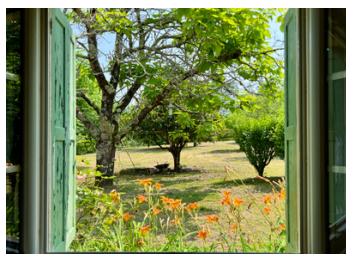
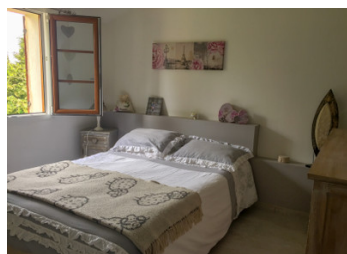
Perfectly situated 2 minutes above Eymet with stunning views, nestled in a mature gardens, with a 10 x 5 swimming pool. This stone house is the perfect holiday retreat or year round home. The house has been a family home which has been modernised and very well looked after. 3 bedrooms, 2 bathrooms, an office, a large open plan kitchen and living room area. Still plenty of potential for expansion as there is a large stone barn adjoining the property, a stone building in the garden and a large attic space. All the windows are double glazed, with aerothermal heating and air conditioning. The vibrant bastide town of Eymet is 2 mins away and Bergerac airport less than 30 mins away.

## 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

This house is fabulously situated in the heights, above Eymet, set far back from a small country road, surrounded by a large garden ensuring complete tranquility! A very long drive leads to the front of the house, where there is parking for numerous cars.

At the front of the house there is a large covered terrace / porch overlooking the garden, swimming pool and the surrounding countryside 3.5 x 6 m tiled, with a lovely stone wall surround

The house comprises of:

- A large open plan kitchen, lounge , dining room area 12.56 x 4.4 m The kitchen is fully equipped and fitted with a tiled floor and window onto the front terrace
- The lounge area has an insert wood burner and a large window overlooking the garden, tiled floor
- The dining room area has a wooden floor, and an archway leading to the office
- Office 4.4 x 2.3 m Tiled floor, window
- Corridor with under-stair cupboard
- Utility room 3.3 x 2.6 m Window, tiled floor
- Stairs up to loft area where there is plenty of space and the plumbing to create a bedroom ad ensuite bathroom
- Cloakroom / WC 2.2 x 1 m WC, hand basin, tiled
- Shower Room 2.2 x 2 m Walk in shower, WC, bidet, hand basin window
- Dressing room 2.1 x 2 m storage shelves and rails
- Bedroom (1) 3.2 x 2.8 m with tiled floor and window overlooking garden
- Bedroom (2) 3.8 x 3.4 m Window, air conditioning unit, carpet, beamed ceiling
- Bathroom 2.8 x 2.4 m Bath, shower, his...

## LOCAL TAXES

**Taxe foncière:** 1430 EUR

**Taxe habitation:** EUR

## NOTES