

Characterful 2-bedroom, 2-bathroom holiday cottage just 5 minutes from Eymet

EXCLUSIVE



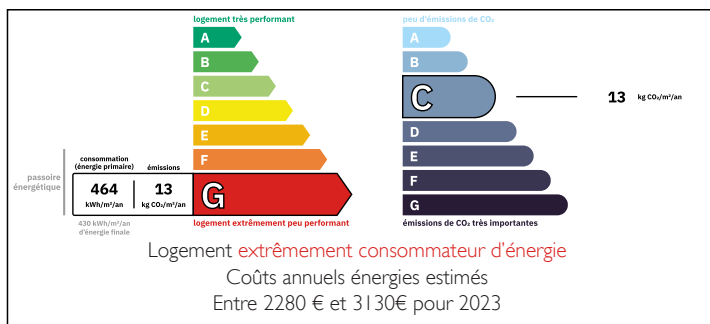
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	115 m2
Plot Size:	0 m2

IN BRIEF

Charming Lock-Up-and-Leave Holiday Cottage
Just minutes from the vibrant bastide town of Eymet, this delightful stone cottage is nestled in a peaceful hamlet. Brimming with French character, it features quintessential terracotta floors, exposed stone walls, and rustic wooden beams throughout. The property offers a spacious kitchen, a separate dining room, and a cozy sitting room with an inglenook fireplace and wood-burning stove—perfect for relaxing evenings. With two bedrooms and two bathrooms, it's ideal for family getaways or visiting guests. Additional highlights include private parking and a traditional stone workshop. Conveniently located just 30 minutes from Bergerac Airport, this is the perfect holiday retreat with easy access all year round.

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:	535 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This delightful holiday cottage is located at the end of a quiet lane in a peaceful hamlet, boasting breath-taking views. The living space, predominantly on one level with a few small steps between rooms, includes:

Kitchen/Breakfast Room (17.56 m²) featuring a tiled floor, a glazed door opening onto the terrace, and a charming original stone sink.

Dining Room (22.45 m²) with terracotta flooring and exposed beams.

Bathroom (4 m²) with a bath, handbasin, and toilet.

Sitting Room (26 m²) with terracotta floors, exposed stone walls, and wooden beams, complemented by a stunning fireplace with a wood-burning stove. A glazed door leads outside.

Master Bedroom (24 m²) – a spacious room with an en-suite bathroom and terracotta flooring.

En-suite Shower Room (3.21 m²) with a shower, handbasin, and toilet.

Guest Bedroom (22.5 m²) with terracotta flooring.

Outside: A tiled terrace just outside the kitchen offers a lovely spot to sit and unwind.

At the rear of the house, there's parking for one car, along with a stone outbuilding/workshop (22 m²).

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