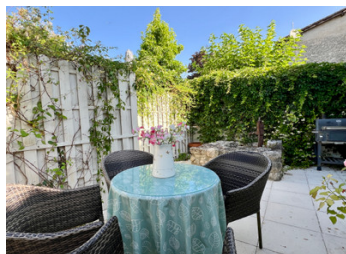


## Delightful 3-Bedroom Townhouse with Courtyard in the Heart of Eymet – Only 20 Minutes from Bergerac Airport



### INFORMATION

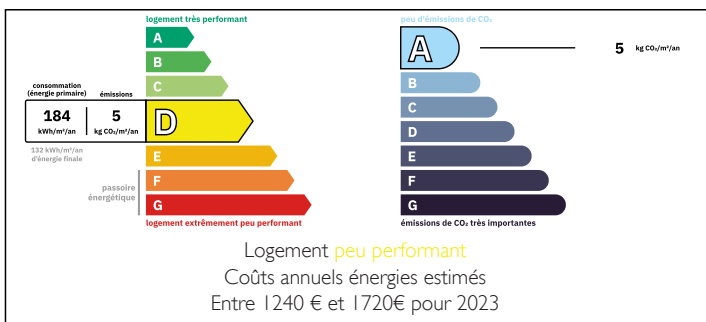
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	110 m2



### IN BRIEF

Full of charm and character, this beautifully renovated townhouse offers three spacious bedrooms, a stylish kitchen and bathroom, and a private courtyard garden. Thoughtfully restored to showcase original features, it's a turnkey home in the heart of historic Eymet, just steps from shops and restaurants. Only 20 minutes from Bergerac airport, it's perfect as a full-time residence or holiday retreat.

### 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

### Character, Light & Rare Outdoor Space

Nestled on a quiet street in the heart of Eymet, this beautifully restored village house combines historic charm with modern comfort. Featuring a re-pointed facade of exposed stone and traditional timber framing, it reflects the unique character of this medieval bastide town.

### Ground Floor Accommodation

Spacious Open-Plan Living & Dining Room – 8 x 5.4 m (44 m<sup>2</sup>)

A welcoming and light-filled space featuring an exposed stone wall, wooden floor, a beamed ceiling and a fireplace fitted with an insert wood-burning stove.

Stylish Kitchen – 5 x 3.6 m (18 m<sup>2</sup>)

Accessed via a wide archway from the main living area, the kitchen enjoys patio doors opening onto the private courtyard.

### First Floor Accommodation (wooden floors)

#### Landing

With access to the attic via a pull-down ladder.

Bedroom 1 – 4.6 x 3.8 m

With a large window with wrought iron balustrade, and a Velux skylight offering views of Eymet's historic stone fortification walls.

Bedroom 2 – 5.5 x 2.6 m

A charming mix of stone, plaster, and timber-framed walls and a large window allowing for plenty of natural light.

Bedroom 3 – 3.3 x 3 m

#### Separate WC

With hand basin and tiled floor.

Family Bathroom – 3 x 2.6 m

A characterful blend of plaster and stone walls, featuring a bathtub with shower, towel radiator, WC (discreetly hidden behind a low tiled partition), and an antique wooden vanity unit with basin. A built-in storage cupboard completes the space.

#### Attic

Accessible from the landing, the attic is partly