

Country manoir with pool on 6760 m (1.67 acres), peaceful setting just 6 km from Eymet.



INFORMATION

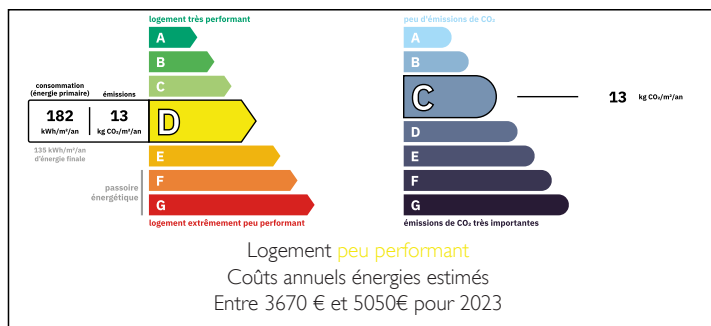
Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	330 m2
Plot Size:	6760 m2



IN BRIEF

A beautifully restored country house offering elegant family living with potential for a separate guest space. The discreetly enclosed swimming pool, framed by stone walls and mature olive trees, adds charm and privacy. A covered terrace provides a perfect outdoor dining area, complemented by a separate seating space to enjoy long summer days. Properties of this quality rarely come to market so close to Eymet, with Bergerac just 20 minutes 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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Recently Renovated to the Highest Standards

This beautifully restored property offers spacious, light-filled rooms and retains many original features, arranged as follows:

Ground Floor

- Entrance Hall (15 m²): Featuring original terracotta tiled floors and a wooden staircase leading to the first floor.
- Living Room with Kitchenette (29 m²): Dual-aspect windows, terracotta flooring, and a charming fireplace.
- Grand Salon – Dining Room (72 m²): A spacious and elegant room ideal for entertaining, featuring a magnificent fireplace with a wood-burning stove. French doors open onto a large covered terrace, perfect for indoor-outdoor living.
- Main Kitchen (19.5 m²): Open to the living room, this fully equipped kitchen boasts a stone fireplace with a pellet stove.
- Back Kitchen (7 m²): Additional storage and fitted units.
- Hallway/Corridor (16.5 m²): Wooden floors
- Utility – Laundry Room (5 m²): With built-in shelving.
- Guest WC (1.7 m²): Includes a hand basin.
- Bedroom 1 (16 m²): With wooden floors, recessed storage, and en-suite shower room.
- En-suite (6.5 m²): Includes a shower, toilet, and hand basin.

• Family Bathroom (10 m²): with bath and twin hand basins.

• Separate WC (10 m²)

Lower Level – Sous-Sol

Accessible from inside the house or via large barn doors, offering ample space for parking and a workshop.

First Floor (All with Wooden Floors)

- Landing (7.7 m²)
- Corridor (13 m²): Leading to bedrooms 3 and 4.
- Bedroom 2 (40 m²)
- Bedroom 3 (25 m²)
- Bedroom 4 (22.5 m²)
- Storage Room (7.5 m²): Ideal for conversion into