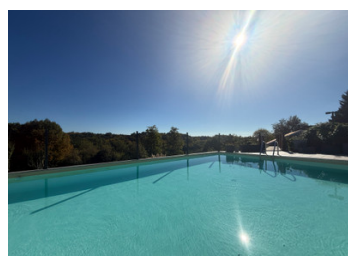


Unique country home with saltwater pool, smart features, guest studio and open views 10 min from Bergerac



## INFORMATION

Town:	Eyraud-Crempse-Maurens
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	164 m <sup>2</sup>
Plot Size:	2929 m <sup>2</sup>

## IN BRIEF

Charming and character-filled countryside home located in a quiet hamlet of Eyraud-Crempse-Maurens just 10 minutes from Bergerac and 15 minutes from its airport.

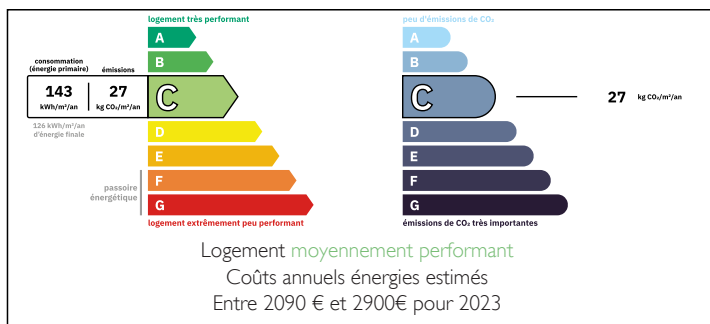
The main house features generous volumes, a cathedral-ceiling living room with wood stove, open-plan kitchen, mezzanine dining area, three bedrooms (one with exposed beams and office nook), dressing room, and utility spaces.

Enjoy outdoor living with a recently renovated 170 m<sup>2</sup> terrace (partly covered) and a 10×5 m saltwater pool with remote-controlled cover, ideally positioned facing southeast for optimal sun exposure.

A separate 15 m<sup>2</sup> guest studio offers added flexibility.

It's semi-detached but has no overlooking neighbors

## 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

For lovers of distinctive, character-filled homes, this property stands out for its excellent condition, rare C-rated energy performance, smart home features, and nearly new saltwater pool. A true haven of peace, nestled in a quiet hamlet just 10 minutes from Bergerac and 15 minutes from the airport.

Set in tranquil countryside, the home impresses with generous volumes and strong personality. Upon arrival, a charming, newly renovated 170 m<sup>2</sup> terrace sets the tone — offering a spacious outdoor living area, partly covered for summer dinners.

Inside, the bright cathedral-style living room with large wood-burning stove opens onto a fully equipped, convivial kitchen. An elegant mezzanine hosts the dining area and a cosy TV corner.

The house includes three bedrooms, one with exposed beams and a mezzanine office space, a dressing room, a shower room, separate WC, and ample storage thanks to a pantry and utility room.

Outside, everything is designed for comfort and relaxation. The superb 10 × 5 m saltwater pool, with motorized remote-controlled cover, enjoys southeast exposure for sun from morning to evening. The open views over surrounding fields enhance the sense of calm and freedom.

To welcome guests in style, a 15 m<sup>2</sup> independent studio with bedroom, shower, sink and WC is available.

The 2,929 m<sup>2</sup> plot also includes a 50 m<sup>2</sup> double garage with carport, a 35 m<sup>2</sup> workshop with upper storage level, and even a dedicated space for a camper van.

Smart home features are installed throughout, with the added bonus of a functional well, rare and...

## LOCAL TAXES

Taxe foncière: **922 EUR**

## NOTES