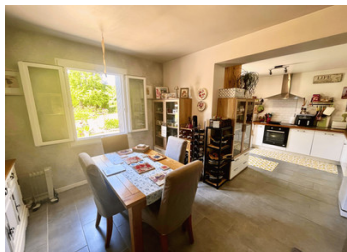


Delightful single-storey home with a pool, fabulous large garden and near Eymet!



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	93 m <sup>2</sup>
Plot Size:	2619 m <sup>2</sup>

## IN BRIEF

Discover this delightful three-bedroom, single-storey house, ideally located just a short drive from the bustling bastide town of Eymet. Perfect for comfortable living, this inviting home offers a relaxed lifestyle with all the amenities you need.

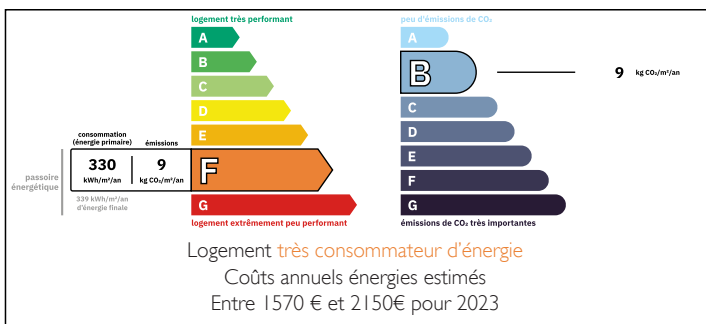
Step inside to find a spacious lounge with wood burner, perfect for unwinding. The open-plan kitchen/diner provides a sociable space for meals and entertaining. The master bedroom equipped with an ensuite, has French doors opening out onto the terrace.

You'll also find 2 additional bedrooms, one with doors opening onto the terrace & a well-appointed bathroom.

Outside, the property truly shines with its large garden, offering ample space for outdoor activities, gardening, or simply enjoying the French sunshine. Cool off on warm days in your swimming pool, a true highlight for relaxation.

Enjoy being just minutes away from Eymet,

## 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

Lounge (approx 24m<sup>2</sup>)

- Wood burner
- French doors opening onto the garden

Kitchen / Diner (approx 24.5m<sup>2</sup>)

- Fully equipped
- Door to garden

Bedroom 1 (approx 19m<sup>2</sup>)

- French doors to terrace
- Built in cupboards

Ensuite (approx 2.85m<sup>2</sup>)

- Shower, wash hand basin, WC

Bedroom 2 (approx 12m<sup>2</sup>)

Bedroom 3 (approx 9.12m<sup>2</sup>)

- French doors to terrace

Bathroom (approx 4.5m<sup>2</sup>)

- Bath with shower, wash hand basin, WC
- Heated towel rail

Corridor (approx 5m<sup>2</sup>)

Pool 8 x 4 metres

Garden

- sculptured with lawn, mature trees, flowering plants, hedges

## NOTES

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