

Delightful 3 bedroom home with pool located in popular the village of Seyches.



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	639 m2

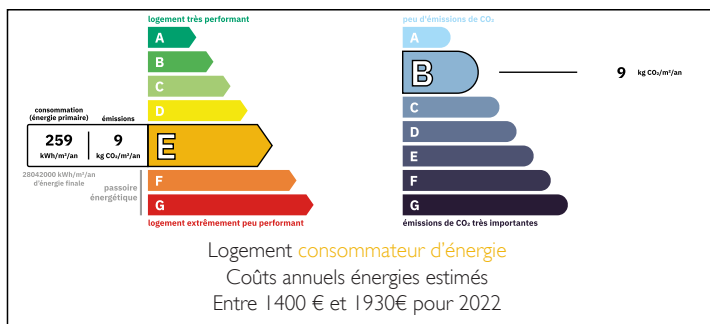
IN BRIEF

Located in the sought-after village of Seyches, just a short drive from Marmande with its fast train to Bordeaux, this charming property offers the perfect blend of comfort & convenience.

With 3 bedrooms, a bright lounge perfect for family living, a fully equipped kitchen & bathroom with separate WC, this home is ideal as a family residence, a holiday getaway, or a rental investment. Cool off during the summer months in the swimming pool & enjoy the charming balconies both at the front & the back of the property. The large sous-sol with double doors is ideal for car parking or additional storage. With its local amenities, including a boulangerie, pharmacy, épicerie & restaurant, Seyches has a vibrant community feel.

Just 20 mins to Eymet & 40 mins to Bergerac with its International airport.

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 19m²)

- French doors to balcony
- Reverse cycle aircon
- Storage heater

Kitchen (approx 11m²)

- Fully equipped
- Air extractor

Bedroom 1 (approx 9m²)

- Reverse cycle aircon

Bedroom 2 (9m²)

- Reverse cycle aircon
- French doors to balcony

Bedroom 3 (9m²)

- Reverse cycle aircon

Bathroom (5 m²)

- Walk-in shower,

WC (approx 2m²)

Corridor (approx 19m²)

- Storage heater

Basement (approx 83m²)

- Double garage doors

Pool (approx 9 x 4)

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

LOCAL TAXES

Taxe foncière: 1226 EUR

Taxe habitation: EUR

NOTES