

Single-storey country home with stunning views, 3 bedrooms, veranda & garage, near Eymet and Bergerac

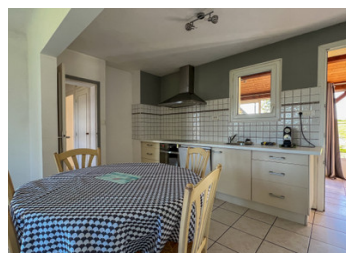
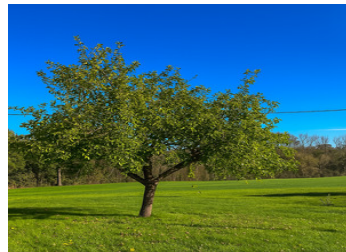
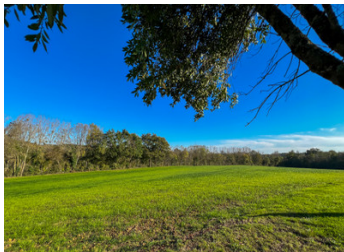


INFORMATION

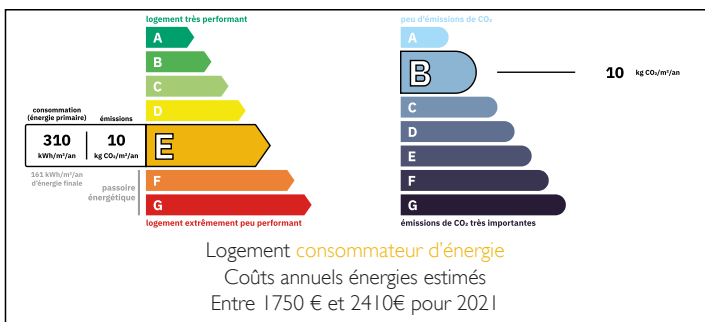
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	75 m ²
Plot Size:	2000 m ²

IN BRIEF

Charming single-storey home, a true gem nestled in the countryside with magnificent views, just 8 km from Eymet and 28 km from Bergerac. Well maintained, it offers a bright living room with fireplace, open-plan kitchen and dining area (27.11 m²) opening through French doors onto the rear terrace, three bedrooms, one of which can be used as an office, shower room, WC, entrance hall, hallway, utility room, and veranda (16.95 m²). A garage (17 m²) completes the property. Comfort is ensured with double glazing, electric radiators, and tiled flooring. Ideal for enjoying the peace of the countryside while remaining close to amenities.



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

The house is established on one level and benefits from double glazing throughout and electric radiators.

Tiled floor

Living Room/Kitchen/Dining Room : (27.11 m²) with patio doors opening onto rear terrace and fireplace
Internal Hall (3.25m²)

Corridor to bedrooms (2.05m²)

Bedroom 1 (10.68m²)

Bedroom 2 (10.22m²)

Shower Room (3.38m²) with shower and handbasin
WC

Bedroom 3 / Office (8.88m²)

Utility Room (5.84m²)

Conservatory (16.95m²)

Garage (17m²)

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

LOCAL TAXES

Taxe habitation: EUR

NOTES