



Ref: A39276GJP24 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

## Charming renovated stone village house with sunny terrace near Eymet, 20 min from Bergerac Airport



# INFORMATION

Town: Eymet

Department: Dordogne

Bed: 2

Bath: 2

Floor: 80 m<sup>2</sup>

Plot Size: 194 m2









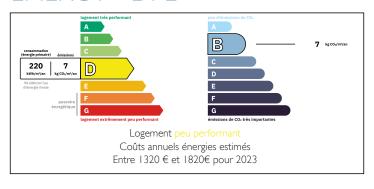




# IN BRIEF

Tucked away in a quiet village just minutes from lively Eymet, this beautifully restored stone townhouse blends French charm with modern ease. Recently renovated by a respected local architect, it offers light-filled living spaces, a sleek kitchen, and thoughtful details throughout. The dual-aspect living room opens onto both a walled garden and a sunny rear terrace, perfect for morning coffee or evening wine. Upstairs, two ensuite bedrooms each enjoy direct access to a generous south-facing balcony, ideal for soaking up the Dordogne sun. Practical touches include a fenced driveway, discreet storage, and efficient double glazing, Just 20 minutes from Bergerac Airport, this is an ideal lock-up-and-leave retreat or stylish permanent home. With bustling markets, restaurants, and year-round events nearby, you can savour the best of village life with all modern comforts close at hand. Early viewing recommended.

# **ENERGY - DPE**



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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.



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# LOCAL TAXES

Taxe foncière: 389 EUR

Taxe habitation: EUR

# **NOTES**

# DESCRIPTION

This recently renovated village house benefits from aluminium double glazed windows throughout, electric heating and mains drainage.

Ground floor, with travertine tiled floors

Kitchen - (14 m²) with glazed door to front courtyard garden, exposed stone and beams Utility Room (4 m²) with WC, hot water tank, hand basin and plumbing for washing machine Living-room - (20 m²) with glazed doors opening onto courtyard garden, stairs to first floor, understairs cupboard and feature fire surround

## FIRST FLOOR

Bedroom - (15 m²) With doors to balcony overlooking courtyard

Ensuite - (8 m²) with shower, toilet, handbasin, heated towel rail and shelving

Landing -  $(2.3 \text{ m}^2)$ 

Bedroom - (8.5 m²) with doors to balcony overlooking couryard

Ensuite- (3 m²) shower, handbasin, toilet

### Outside

The rooms all face the front courtyard garden with glazed doors opening onto lovely seated areas, whether it be on the first floor where one can sit on the balcony/terrace or the ground floor directly in this beautifully stocked courtyard.

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