

Charming renovated house, former part of a priory, in the heart of a lively village near Eymet



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m ²
Plot Size:	0 m ²



IN BRIEF

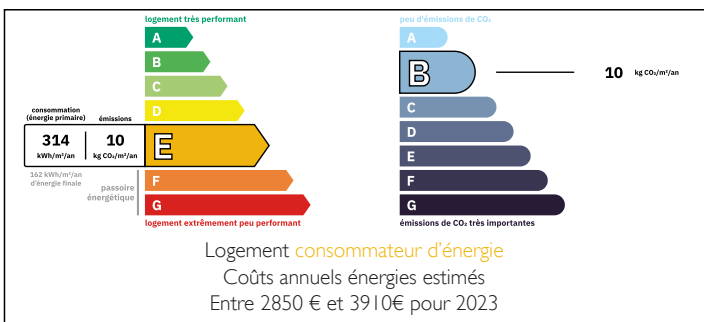
Located in the heart of a lively and sought-after village, just 5 km from Eymet and 24 km from Bergerac, this charming home, once part of a former priory, has been carefully restored. It combines authenticity with modern comfort, while offering close proximity to vibrant bastide towns and all amenities.

Layout: Ground floor (approx. 65 m²): entrance hall, spacious living/dining room with wood-burning stove and open-plan kitchen, storage space under the stairs, separate WC.

First floor: landing leading to three bedrooms, one of which has an en-suite bathroom, plus a shower room with WC.

Original features – exposed stone walls and timber beams – create a warm and unique atmosphere. Worth noting: the roof was completely redone in 2023.

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

This beautiful property features aluminium double-glazed windows with wooden shutters. Heating is provided by a large wood-burning stove, supplemented by electric convectors, and the house is connected to mains drainage.

Layout:

Ground floor (terracotta tiled flooring)

Spacious living room (32 m²) with high ceilings, staircase to the first floor, access to a WC and a small storage/cellar area.

Large fully fitted kitchen/dining room (39 m²).

First floor (oak flooring, exposed beams)

Landing (21.37 m²).

Bedroom 1 (20 m²) with bathtub and washbasin.

Bedroom 2 (16 m²).

Bedroom 3 (15 m²) with French doors opening onto a wrought-iron balcony.

Shower room (4 m²), recently renovated, with walk-in shower, washbasin and WC.

The village offers free public parking nearby. Additionally, there is the option to purchase a garden with a garage of approximately 110 m², located not far from the house.

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

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES