

## Charming 3-Bed Stone Home with Panoramic Views, Ensuite Rooms & Terrace 10 km from Eymet



## INFORMATION

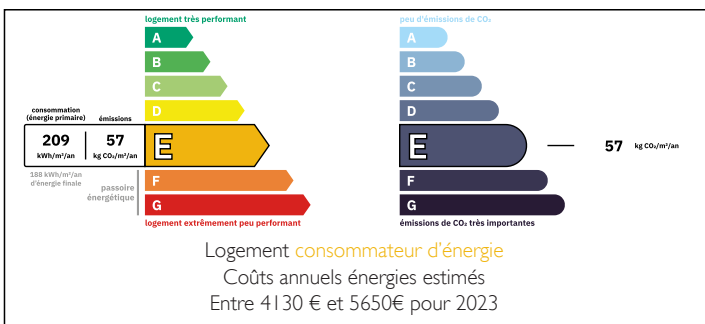
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	165 m2
Plot Size:	9638 m2



## IN BRIEF

Exceptional 3-bedroom, 3-bathroom stone country home offering modern comfort with historic character. Set on nearly 1 hectare with breath-taking panoramic views, it lies just 10 minutes from Eymet and 25 minutes from Bergerac, in a peaceful hamlet near Loubès Bernac. The spacious living room features a picture window and open fireplace, while the modern fitted kitchen with central island is ideal for family living and entertaining. Each bedroom has its own ensuite, including a guest suite with independent access. A wraparound covered terrace links the principal suite to the garden, providing shaded dining and relaxing areas, with potential to add a pool. Additional highlights include a carport, cellar/workshop, loft space, oil-fired central heating, double glazing, and well. With over 160 m<sup>2</sup> of living space, 9,638 m<sup>2</sup> of grounds, and shops and restaurants nearby, this is an ideal blend...

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Beautiful Stone House with Open Views and Covered Terraces

Ready to welcome family and friends, this charming home combines character, comfort, and generous spaces, all in a peaceful, green setting.

Entrance (15 m<sup>2</sup>) – bright, with glazed door to the outside and tiled flooring

Separate WC (1.98 m<sup>2</sup>) – with hand basin

Kitchen / Dining Room (38.76 m<sup>2</sup>) – spacious, fully fitted and equipped, with exposed beams, central island with sink, convivial dining area and direct access to a covered terrace

Living Room (45 m<sup>2</sup>) – warm and inviting, with wooden floors, open fireplace and glazed doors opening onto the terrace

Master Suite (16.65 m<sup>2</sup>) – wooden floors, built-in wardrobe and terrace access via glazed door

Private Shower Room – with shower, double washbasin and WC

Bedroom 2 (17 m<sup>2</sup>) – with private shower room (shower and double washbasin)

Bedroom 3 (14 m<sup>2</sup>) – accessible from the covered terrace via an independent entrance, French doors opening onto the garden

Private Shower Room – with shower, WC and washbasins

Utility / Boiler Room and cellar in the basement (30 m<sup>2</sup>)

Outside – two covered terraces, landscaped garden, carport and adjoining land.

Technical features – double glazing, oil-fired central heating, individual drainage system.

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