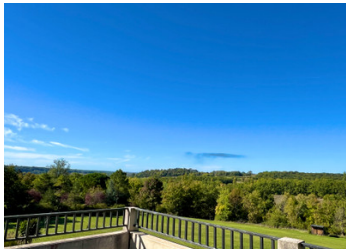


Charming 3-Bed Country Home with Pool, only 3 km from Eymet, Stunning Valley Views, and 2.5 ha



INFORMATION

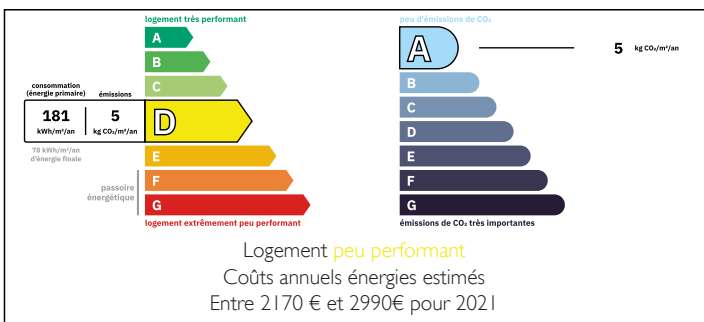
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	203 m ²
Plot Size:	24290 m ²



IN BRIEF

Impeccable property with open views over the countryside, located just 5 minutes from Eymet. This bright and comfortable home offers spacious living areas: a 47 m² living/dining room opening onto a covered terrace overlooking the pool, a fully equipped kitchen with granite worktop and dining area, three large bedrooms including a master suite with terrace, two bathrooms, utility/laundry room, and a spacious entrance hall. Features include electric underfloor heating, central vacuum system, double glazing, wooden shutters, and excellent insulation. Outside, a 8 x 4 m saltwater pool (installed in 2016) with alarm and safety barrier. The 2.5-hectare plot includes landscaped gardens, meadow, woodland, and a stream — ideal for horses, with an existing box on site. Peaceful location with no passing traffic, offering exceptional quality of life and superb views over the Dropt valley. Move-in ready property with...

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

Property Description

This charming, bright, and well-maintained home is both functional and comfortable—ideal for peaceful country living while remaining close to all amenities.

Ground Floor:

Electric underfloor heating, double glazing, wooden shutters, and excellent insulation (floors, walls, and ceilings).

Entrance hall (20 m²): spacious, with a quarter-turn staircase leading to the first floor, tiled flooring, and double doors opening into the living room.

Living / dining room (47 m²): large and bright, featuring a bay window opening onto the covered terrace. Double doors lead to the kitchen and the hall. Open views over the terrace, swimming pool, and garden below.

Kitchen (24.2 m²): fully fitted and equipped (induction hob, extractor fan, oven, dishwasher, granite worktop, built-in central vacuum system). Access to the covered terrace and living/dining room through double doors, as well as to the entrance hall.

Bedroom (15 m²): tiled floor, white-painted walls, and a window overlooking the garden.

Shower room (8.3 m²): shower, WC, vanity unit with basin, window, heated towel rail, and ventilation system.

Utility / laundry room (21.8 m²): equipped with a hot water tank, sink, and direct access to the garden.

First Floor:

Landing (6.3 m²): wooden floor.

Master bedroom (25 m²): with built-in wardrobes

LOCAL TAXES

Taxe foncière: 1392 EUR

Taxe habitation: EUR

NOTES