

Modern 2-Bedroom Bungalow Near Eymet – Built 2019, Countryside Views, Large Garden & Walk to Amenities

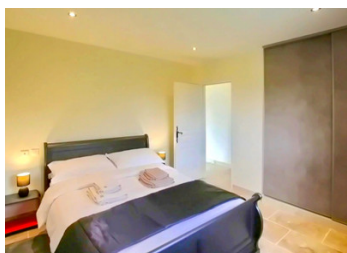


INFORMATION

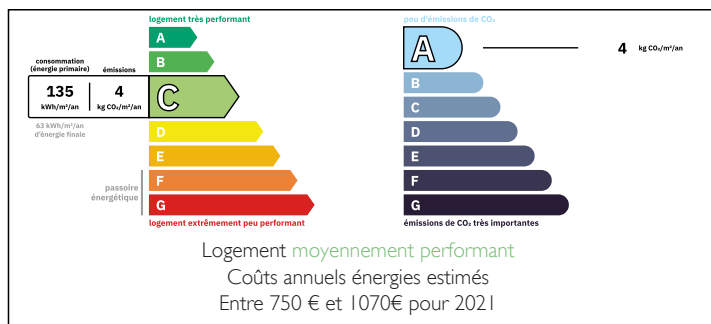
Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	1564 m2

IN BRIEF

Modern Bungalow within Walking Distance of Eyme -Built in 2019, this beautifully presented, light-filled bungalow offers contemporary comfort within walking distance of Eymet. Designed with an open-plan layout and elegant travertine flooring throughout. The property has two generous bedrooms with built-in wardrobes, a shower room, and a bright living space equipped with reversible air-conditioning, a pellet burner, and electric radiators—ensuring comfort in every season. Tucked away from a quiet road, the house enjoys peace, privacy, and lovely countryside views. The fully fenced garden wraps around the home, offering ample outdoor space and the possibility to add a swimming pool (subject to permission). Connected to mains drainage and designed for low maintenance, this is an ideal choice for a permanent residence or a lock-up-and-leave holiday home. Move straight in and embrace the relaxed lifestyle—just moments from Eymet's shops,...



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

Charming Modern Bungalow Near Eymet

This delightful, contemporary bungalow offers effortless open-plan living within walking distance of the popular bastide town of Eymet. Designed with comfort and convenience in mind, it features bright, airy spaces enhanced by travertine tile flooring and a soft neutral décor.

Living Room (53.34 m²):

A spacious open-plan living area incorporating a fully fitted and equipped kitchen, dining space with patio doors leading to the garden, and a comfortable sitting area. The room benefits from reversible air-conditioning and a stylish pellet burner, with additional warmth provided by electric radiators.

Bedroom 1 (11.80 m²): With built-in wardrobe.

Bedroom 2 (11.24 m²): With built-in wardrobe.

Shower Room (6 m²): Includes shower, hand basin, and WC.

Utility Room: Equipped with a washing machine and tumble dryer.

Outside, the wrap-around garden provides beautiful countryside views and plenty of space to add a swimming pool if desired (subject to permission). Set back from a quiet road, the property enjoys peace and privacy while remaining just a short stroll from all amenities.

A well-maintained, low-maintenance home offering modern comfort and an ideal location close to the vibrant market town of Eymet.

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

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES