

Elegant 10 acre country retreat, stone farmhouse renovated with flair + impressive guest accommodation



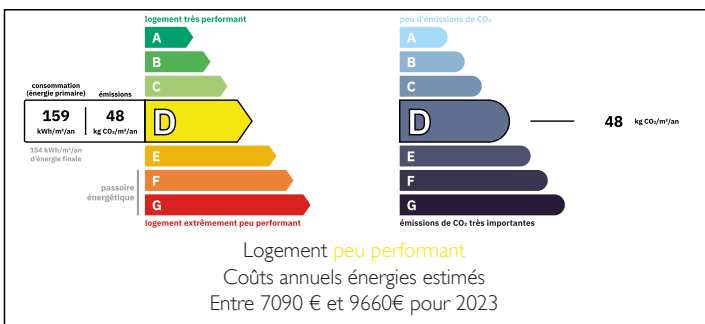
## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	340 m2
Plot Size:	42170 m2

## IN BRIEF

Just 12km from Eymet in the Lot et Garonne countryside, discover this delightful country property, stylishly renovated and set in 4.2 hectares of peaceful, rolling grounds. Blending charm and comfort, the property can be divided into two independent living spaces, ideal for receiving guests or extended family. Brimming with original character, exposed stone walls, beams, terracotta floors this home has generous, light-filled rooms including a large open-plan kitchen, elegant sitting room with fireplace, and spacious bedrooms with ensuite bathrooms. The second part of the house features an impressive high-ceilinged living room and mezzanine, exceptional volume and versatility. Outside, a swimming pool, lovely terraced seating areas, a traditional tobacco barn, and an attached stone barn with potential for further extension. Only a few minutes from amenities (6km). An exceptional countryside retreat with endless possibilities. Eymet 12km, Bergerac 37km.

## 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

Charmingly renovated property which can be divided into two separate parts, one for guests and one as the main residence. A wealth of original features including exposed stone, beams and terracotta floors throughout.

### First Section

#### GROUND FLOOR

Entrance way (12.46 m<sup>2</sup>) terracotta tiled floor

Inner Lobby (16 m<sup>2</sup>) with wooden floor and access doors to second part of the house.

Bedroom 1 (20 m<sup>2</sup>) with wooden floor

Sitting Room (31.11 m<sup>2</sup>) with beautiful open fireplace, terracotta floor

Shower Room (7.59 m<sup>2</sup>)

Open plan kitchen / dining room (37.72 m<sup>2</sup>) with patio door to outdoor terrace area.

#### FIRST FLOOR

Landing (7.39 m<sup>2</sup>)

Bedroom 1 (26.56 m<sup>2</sup>) with bathroom (9.13 m<sup>2</sup>)

Bedroom 2 (35.40 m<sup>2</sup>) with bathroom and WC

### Second Section

Beautiful high ceilinged living room (89 m<sup>2</sup>)

Mezzanine above (34 m<sup>2</sup>) currently used as a bedroom area

Kitchen (32.51 m<sup>2</sup>)

Bathroom (9.52 m<sup>2</sup>)

### Outside

Tobacco Barn (84 m<sup>2</sup>)

Stone barn attached to the house which could easily be extended into (70 m<sup>2</sup>)

Swimming Pool

Established grounds of 4 hectares

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

## LOCAL TAXES

Taxe foncière: 1750 EUR

Taxe habitation: EUR

## NOTES