

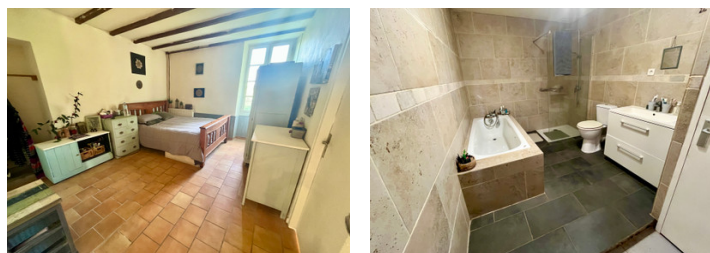
## Charming Country Home Near the popular bastide town of Eymet – With Gîtes, Outbuildings & Fabulous Views



EXCLUSIVE

## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	9930 m2



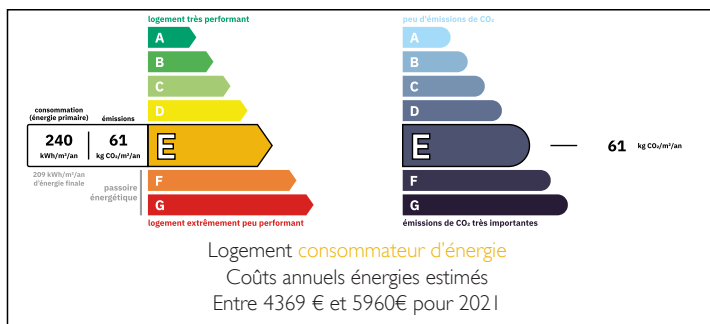
## IN BRIEF

Set in a rural location but a short drive to the popular bastide town of Eymet, this delightful stone property is full of character & offers fantastic flexibility for family living, guest accommodation, or rental income.

The main house features 3 bedrooms, a kitchen with open fireplace, lounge, bathroom & has abundant charm with exposed stone walls & wooden beams. Attached to the main house is a beautifully finished independent apartment with private access also bursting with character. It offers an open-plan kitchen/diner/lounge, bedroom & bathroom—perfect for guests or holiday rentals.

A second attached apartment; partially renovated, presents an exciting opportunity to extend the living space or create another income-generating unit. There is also a large barn, garage, and additional outbuilding—ideal for storage or workshops. With its tranquil setting, character features & proximity to Eymet, this property is a rare find

## 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

### Main House

Kitchen (approx 21.3m<sup>2</sup>)

- Open fire
- Wooden beams

Lounge (approx 18.5m<sup>2</sup>)

- Tiles & wooden beams

Bedroom 1 (approx 14.9m<sup>2</sup>)

- Tiles & wooden beams

Bedroom 2 (approx 13.3m<sup>2</sup>)

Bedroom 3 / Study (approx 9.5m<sup>2</sup>)

- Tiled floor

Bathroom (approx 9m<sup>2</sup>)

- Washbasin, shower, bath, WC
- Cupboard for washing machine

Hallway (approx 12.6m<sup>2</sup>)

- Exposed stone
- Access to apartment

### Apartment 1

Lounge/Diner/Kitchen (approx 41m<sup>2</sup>)

- Exposed stone, wooden beams,
- Travertine tiling
- Door to garden

Bedroom (approx 9.3m<sup>2</sup>)

- Exposed stone, wooden beams,
- Travertine tiling

Bathroom (approx 4m<sup>2</sup>)

- Washbasin, shower, WC

### Apartment 2 - To be completed

Lounge /Diner/Kitchen (approx 36.5m<sup>2</sup>)

- Exposed stone & wooden beams
- New cement floor
- Insulation in ceiling
- Electrics & water

### Upstairs

Room 1 (approx 20m<sup>2</sup>)

Exposed stone & wooden beams

Room 2 (approx 8.5m<sup>2</sup>)

Room 3 (approx 8.5m<sup>2</sup>)

Garage (approx 40.8m<sup>2</sup>)

Barn (approx 152m<sup>2</sup>)

Additional outbuilding

Well

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES