

Exquisite stone property with FOUR already well established GITES situated in an elevated position



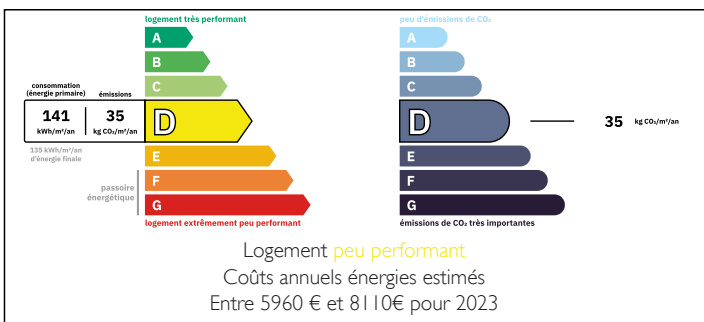
## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	600 m2
Plot Size:	9568 m2

## IN BRIEF

Beautiful and elegant property, located in a quiet and idyllic setting not far from lively bastide towns with restaurants and touristic activities. A great opportunity to continue an established rental activity. Completely renovated with care, the property includes the owners' house which has four bedrooms, two independent 60m<sup>2</sup> guest gites for 2 to 4 people, a 30m<sup>2</sup> studio for 2 people and a small 100m<sup>2</sup> house for between 2 to 6 people. There is also a large communal hall, two large workshops, a garage and an outbuilding / garden shelter and two wells. The elevated situation allows you to enjoy the panoramic views from all parts of the property. The village has a small grocery store, bakery and café and for more entertainment Eymet and its restaurants is a mere 5km away.

## 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

THE PROPERTY IS COMPOSED OF:

MAIN HOUSE – full of light with a beautiful stone staircase and exposed beams and stone walls. On the ground floor; KITCHEN (12.7 m<sup>2</sup>) – DINING ROOM (24<sup>2</sup>) - SALON (19<sup>2</sup>) - GAMES ROOM (56<sup>2</sup>) - WC and on the first floor; BEDROOM 1 (23<sup>2</sup>) with dressing room - BEDROOM 2 (24<sup>2</sup>) SHOWER ROOM (3.6<sup>2</sup>) UTILITY AREA (3<sup>2</sup>) BEDROOM 3 (17<sup>2</sup>) - BEDROOM 4 (21<sup>2</sup>) with EN SUITE (6.3<sup>2</sup>)

GITE 1 (100m<sup>2</sup>) Independent house with living room, dining room and kitchen, WC, shower room and two bedrooms

GITE 2 (60m<sup>2</sup>) Living room with dining area, exposed stones and beams, WC, large mezzanine bedroom and shower room

GITE 3 (60M<sup>2</sup>) Living room with kitchen, shower room, large bedroom with beams and exposed stone walls

GITE 4 (30m<sup>2</sup>) Studio including kitchen and dining area, WC and shower room

OUTDOORS

Large one hectare plot with petanque ground

Bread oven that still works, great for pizza nights!

An exceptional panoramic view of the Dropt Valley

A terrace in front of each apartment

Two wells

Garage (62m<sup>2</sup>)

Two Workshops (30m<sup>2</sup> each)

Parking space for numerous cars

ALL THIS OVERLOOKING A BREATHTAKING VIEW!

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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: **2609 EUR**

Taxe habitation: **EUR**

## NOTES