

Eymet modernised spacious 3-bed village house with 1-bed apartment & courtyard garden ideal rental potential



INFORMATION

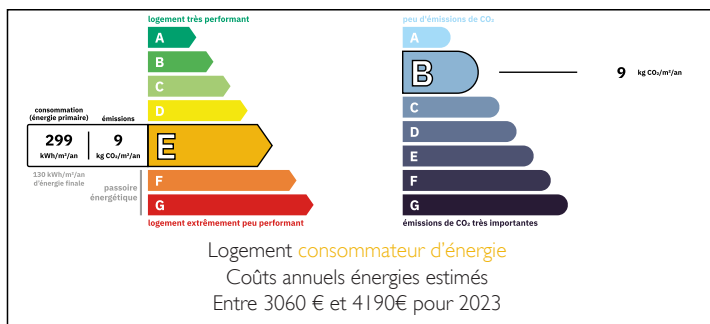
Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	162 m2
Plot Size:	140 m2

IN BRIEF

In the heart of this medieval Bastide, this spacious 3-bedroom village house includes a separate 1-bed apartment and private terrace garden. The main house has a modern kitchen/dining room and generous salon. To the rear is a ground-floor bedroom with walk-in dressing room and ensuite shower room. Upstairs are two large double bedrooms and a stylish shower/WC, while the second floor provides extensive storage and potential for an office, with scope (subject to planning) to create two further bedrooms and a bathroom in the adjoining attic space above the apartment.

The rear terrace has gated access to both the house and the apartment. The apartment, with its own entrance from the alley, features an open-plan living/dining/kitchen area, double bedroom and shower/WC. Only 24 km from Bergerac airport.

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.



NOTES

DESCRIPTION

Main House

Situated along a small side street a recently modernised village house benefitting from double glazing, reversible air conditioning and a recently replaced roof.

Ground Floor

Kitchen Dining Room (18 m²) with tiled floor and exposed beams

Sitting Room (20 m²) with tiled floor and beams

Corridor to courtyard (7 m²)

Bedroom 1 (12.59 m²) with dressing room (5.3 m²)

Ensuite Shower Room (3.5 m²)

Courtyard garden 37 m²

First Floor

Landing (7 m²) wooden floor and exposed stone wall, stairs leading up to attic

Bedroom 2 (15 m²)

Bedroom 3 (10 m²)

Shower Room (4.63 m²) with handbasin, shower, WC and heated towel rail

Attic and office area (27 m²)

Separate Guest Apartment

This guest apartment has its own separate entrance and is composed of

Living Room with Kitchen area (20 m²)

Bedroom (10 m²) with ensuite Shower Room (4 m²)

Exterior courtyard garden

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