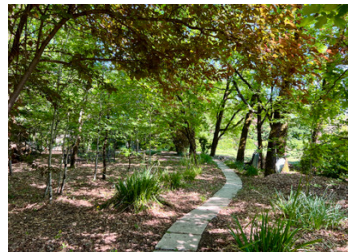


Delightful home with pool and far reaching views only 3km from a beautiful village with amenities.



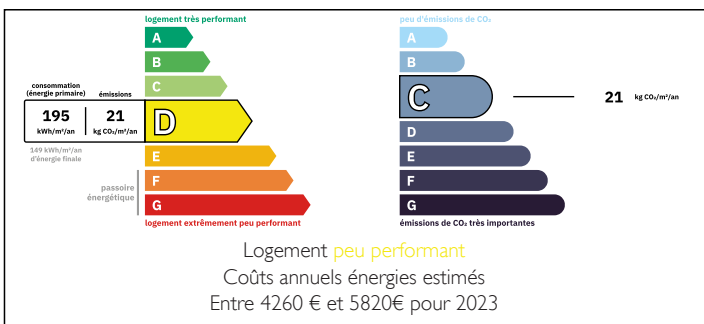
## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	240 m2
Plot Size:	3707 m2

## IN BRIEF

Delightful home with pool, far-reaching views 3km from a beautiful village with amenities. Approached via a tree lined drive, enter via double gates opening onto a gravel driveway, with parking for several cars, gardens, sweeping views and charming woodland area. The original stone house has been enhanced by a contemporary extension creating generous living space. The accommodation includes living/dining room, kitchen with dining and seating area, utility room, 3 double bedrooms/en-suite and a smaller room used as a dressing room plus a downstairs shower room. A mezzanine area currently used as an office, a spacious attic fully decorated has 3 large velux and a cosy ground floor snug with woodburner. All rooms are double glazed with superb views. Outside a garage for car + workshop. Mature gardens offer multiple seating areas and a swimming...

## 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

Beautifully renovated and extended family home with 240 m<sup>2</sup> of habitable space, a beautifully planted and established garden and a swimming pool overlooking the valley and the views.

The Rooms:

Ground Floor

Sitting Room (41.61 m<sup>2</sup>) tiled floor, electric radiators, French doors to garden, Stairs to first floor

Kitchen (33.64 m<sup>2</sup>) tiled floor, door to garden

Ground Floor old part

Utility Room (11.72 m<sup>2</sup>)

Entrance Hall (11.46 m<sup>2</sup>) stairs up to mezzanine office area, French doors to garden

Snug (13.38 m<sup>2</sup>) Wood stove

Inner Hall (2.61 m<sup>2</sup>)

Bedroom 1 (12.85 m<sup>2</sup>)

Ensuite (6.67 m<sup>2</sup>) bath, toilet, handbasin

Toilet (2.37 m<sup>2</sup>) shower room

First Floor old part

Mezzanine (21.60 m<sup>2</sup>) exposed beams, velux

Storage room (20.27 m<sup>2</sup>) low beams

Corridor (3.31 m<sup>2</sup>)

Bedroom 2 (13.43 m<sup>2</sup>)

Small Bedroom / Dressing Room (6.30 m<sup>2</sup>)

Bathroom (4.53 m<sup>2</sup>) Bath handbasin toilet

Bedroom 3 (18.53 m<sup>2</sup>) with patio doors opening onto a balcony/conservatory (9.13 m<sup>2</sup>)

Shower Room (5.80 m<sup>2</sup>)

Outside:

Established gardens

Lovely terraced seating areas

Swimming Pool 10 x 4.2

Garage

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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: 1425 EUR

Taxe habitation: EUR

## NOTES