

## A Charming Detached Home with Garden, Summer House & Parking in the Heart of the Sought After Town of Eymet



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 126 m2   |
| Plot Size:  | 325 m2   |

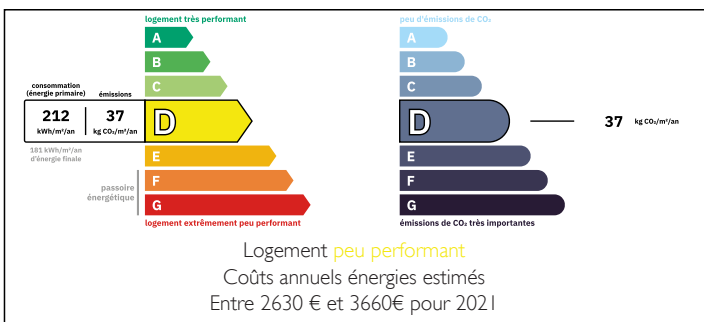


## IN BRIEF

Situated just a short stroll from Eymet's lively village square, you are perfectly placed to enjoy a wonderful selection of cafés, bars, restaurants & boutique shops. This delightful detached property offers an exceptional opportunity to own a spacious & characterful home combining comfort, practicality & an enviable location. There are three double bedrooms, including a principal bedroom with dressing room or study & en-suite shower room, plus a main bathroom. The lower level features an open-plan fitted kitchen with range cooker, dining area & a living room opening onto the garden. A utility/storage room houses the boiler, laundry space & separate WC.

Additional features include new oil-fired central heating, reversible air conditioning & a wood burner. The lawned garden benefits from a delightful summer kitchen and covered terrace - perfect for outdoor living. This home offers private...

## 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

Front Door Access to Hallway (approx 9.2m<sup>2</sup>)

Master Bedroom (approx 12.2m<sup>2</sup>)

- Reverse cycle air-conditioning

- Fitted hanging rails

- Carpet

Study / Dressing Room (approx 9.7m<sup>2</sup>)

- Wooden floor

Ensuite (approx 3.3m<sup>2</sup>)

- Shower, wash hand basin, WC

Bedroom 2 (approx 15.9m<sup>2</sup>)

- Wooden floors

Family Bathroom (approx 5.7m<sup>2</sup>)

- Shower over bath, wash hand basin, WC

Bedroom 3 (approx 13.8m<sup>2</sup>)

- Wooden floors

- Built in cupboards

Stairs to Garden Level

Open Plan Lounge / Kitchen / Diner

Kitchen (approx 16.5m<sup>2</sup>)

- Fully fitted

- Range Cooker with gas hob

Lounge (approx 19.5m<sup>2</sup>)

- Exposed stone

- Fireplace

Dining Room (approx 17.5m<sup>2</sup>)

- Woodburner

- French doors to garden

Shed / Utilities (approx 16m<sup>2</sup>)

- Boiler

- WC

## LOCAL TAXES

Taxe foncière: **934 EUR**

Taxe habitation: **EUR**

## NOTES

Garden laid to lawn with Summer Kitchen and Covered Terrace

Bergerac se trouve à environ 25 minutes et Bordeaux à 1 heure 40 minutes, ces deux villes disposant d'aéroports internationaux

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