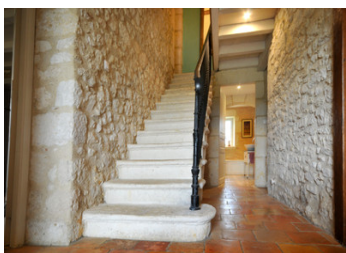


Enchanting hilltop 6 bed farmhouse with pool and 4.4 acres of land



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	240 m2
Plot Size:	17528 m2

IN BRIEF

Close to the lovely hilltop village of Soumensac and only a 10-minute drive from Eymet, this exceptionally charming stone house is bursting with rustic character.

Downstairs, enter a bright entrance hall that leads into the farmhouse kitchen. The living room feels cosy and inviting with its beautiful stone fireplace. There are also 2 bedrooms, a large bathroom, and utility room on this level. From the back hallway, you can access a barn and a separate apartment which has its own entrance, an open-plan living space, bedroom, and shower room—great for guests or extra income.

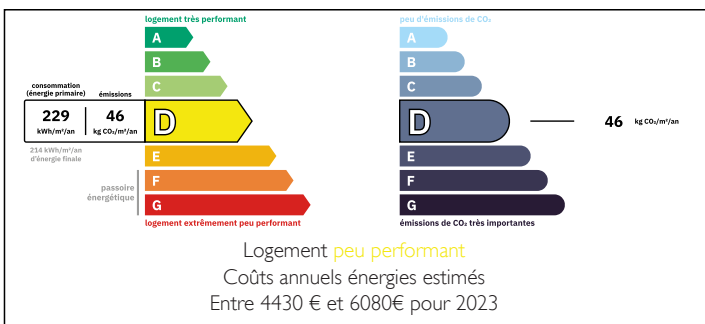
Upstairs, there's a sumptuous master suite with walk-in dressing room and stylish shower room, plus two more bedrooms, one with its own WC.

Outside

Beautiful grounds with a 12m pool, a covered terrace, gorgeous 360 countryside views.

Eymet 9km, Bergerac airport 30km

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

Bursting with character and authentic features a beautiful country home, offering flexible accommodation.

Entrance Hall with stone staircase leading to first floor (10.47m²)

Sitting Room (26m²) with elegant stone fireplace

Kitchen (24.69m²)

Corridor (4m²)

Bedroom 1 (14.39m²) with wooden floor

Bedroom 2 (13.29m²)

Bathroom (9.28m²) with bath, handbasin, wc and shower

Part of the main building but self contained with separate entrance:

Kitchen Living Room with tiled floor (25 m²)

Bedroom (14 m²) with Ensuite (6m²) with toilet, handbasin and shower

First Floor

Landing (13m²)

Bedroom 3 (34.13m²) with wooden floor, beams, Dressing Room (7m²)

Shower Room (5m²) with shower, WC handbasin

Bedroom 5 (12.12m²)

Bedroom 6 (13.12 m²) with wc and basin

Boiler Room Utility Room

Garage (21.25m²) With mezzanine storage above

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

LOCAL TAXES

Taxe foncière: **1786 EUR**

Taxe habitation: **EUR**

NOTES