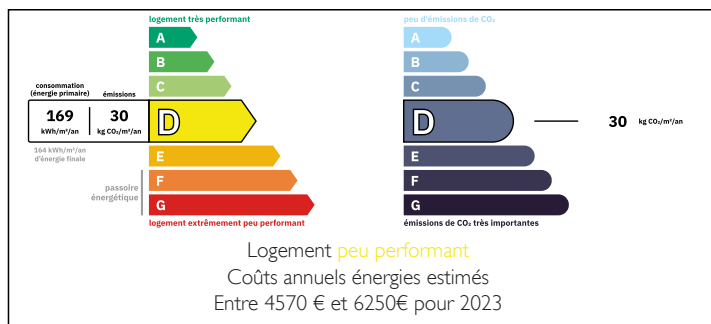


Enchanting 5-bed stone farmhouse with pool, guest cottages, barns, secluded on 5.5 acres outskirts of Eymet



ENERGY - DPE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	9
Bath:	7
Floor:	400 m2
Plot Size:	23155 m2

IN BRIEF

Situated in a peaceful and private setting, this beautiful stone farmhouse enjoys stunning views over rolling countryside and sits within 5.72 acres of landscaped grounds. The main house offers five bedrooms, including three en-suite, plus a self-contained ground-floor apartment with its own patio—ideal for guests or rental use.

A superb 76 m² covered terrace runs the length of the house, overlooking the pool and gardens. Two independent guest cottages provide further accommodation or income potential, while two large barns offer exciting scope for conversion.

The grounds include paddocks and mature gardens, ensuring complete privacy without isolation. Located just 2 km from the charming bastide town of Eymet, and within easy reach of Bergerac airport (30 minutes) and Bordeaux (2 hours), this is a rare opportunity to enjoy tranquil countryside living with excellent accessibility.

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

This charming stone farmhouse enjoys an exceptional setting, situated in total privacy amid rolling countryside with far-reaching views. A superb 76 m² covered terrace spans the full length of the house, overlooking the swimming pool and gardens. The main house (235 m²) features, on the ground floor, a welcoming living room (38 m²) with terracotta floors, wood burner and French doors opening onto the garden, a fully fitted kitchen/breakfast room (30 m²) with Falcon range cooker and second wood burner, a utility room, WC, and a dining room (19 m²).

Upstairs, a chestnut staircase leads to four bedrooms, including two with en-suite shower rooms. The principal bedroom (27 m²) benefits from its own en-suite, while a family bathroom offers both bath and shower.

The studio apartment (37 m²) includes an open-plan living space with kitchen and bedroom area, a shower room with WC, and a private patio. Heating is provided by gas central heating complemented by two wood burners.

The two guest cottages comprise one two-bedroom (80 m²), and one one-bedroom (52 m²).

Outside, the front of the house features the expansive covered terrace, while to the rear are lawns and terraces with beautiful views. A swimming pool (11m x 5m), barns, landscaped gardens, and two paddocks complete this delightful and versatile property.

LOCAL TAXES

Taxe foncière: 1917 EUR

Taxe habitation: EUR

NOTES

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