

Exceptional townhouse with garden, just a short walk from the vibrant centre of Eymet



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	963 m2

IN BRIEF

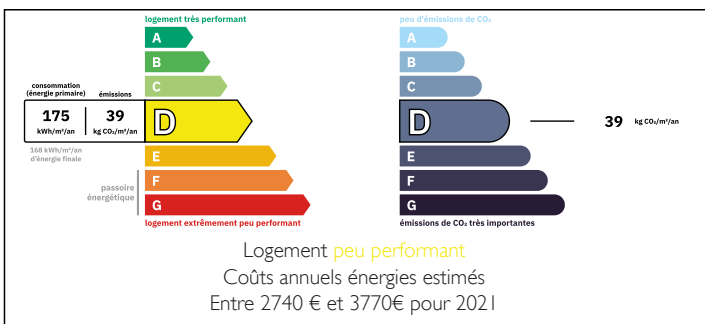
Just a two-minute walk from the vibrant centre of Eymet, this elegant renovated townhouse combines charm, comfort, and a prime location. Bright and thoughtfully laid out, it offers generous living space including a dual-aspect living area, an office, three bedrooms, and a spacious, private garden—rare in the heart of a village.

With a garage offering excellent conversion potential, a large cellar, and immediate proximity to shops, schools, and essential amenities, this property represents an ideal opportunity as a main residence, holiday home, or investment.

A true haven of peace in the heart of a lively and highly sought-after bastide village.



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

Ideally located in the highly sought-after town of Eymet in the Dordogne, this beautifully renovated townhouse seamlessly blends classic charm with modern comfort. Just a two-minute stroll from the vibrant town centre, with its bustling shops, cafés, and restaurants, the property also enjoys close proximity to local schools and essential amenities, including a pharmacy and medical services. Bergerac and its international airport are only 25 km away.

Behind its traditional façade, the house reveals a thoughtfully designed interior that is both spacious and filled with natural light. Well-balanced proportions and an excellent flow throughout create a welcoming and serene atmosphere.

Upon entering, a generous hallway runs from the front to the rear of the property, providing direct access to the garden, with the principal ground-floor rooms arranged off this central axis. The ground floor comprises a dedicated office (10 m²), a comfortable sitting room (17 m²) with a wood burning stove, and an impressive open-plan kitchen, dining, and living area (34 m²) extending across the full depth of the house with a wood burning stove—ideal for both everyday living and entertaining.

From the office, there is direct access to a substantial two-storey garage (approximately 45 m²), offering excellent potential for conversion into a self-contained studio apartment or additional living space, subject to the necessary permissions.

Upstairs, the property continues to impress with a rear-facing bedroom (14 m²) complemented by a practical dressing room (4.15 m²), situated opposite a beautifully appointed family bathroom featuring an elegant roll-top bath....

LOCAL TAXES

Taxe foncière: 1 104 EUR

Taxe habitation: EUR

NOTES