

Sumptuous architect designed property with indoor spa, in peaceful setting yet walking distance from village



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Eymet               |
| Department: | Dordogne            |
| Bed:        | 3                   |
| Bath:       | 3                   |
| Floor:      | 320 m <sup>2</sup>  |
| Plot Size:  | 6768 m <sup>2</sup> |

## IN BRIEF

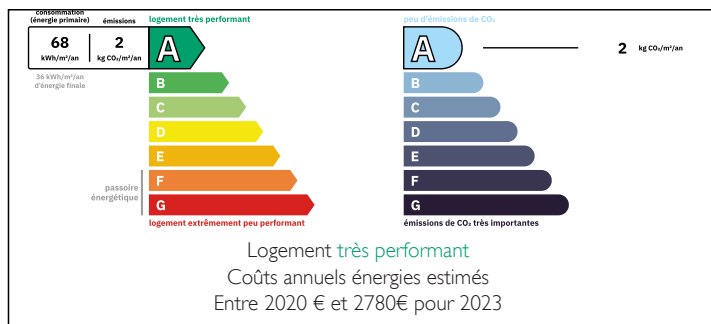
An exceptional property, combining contemporary elegance with a commitment to sustainability. A bespoke, single-storey home offering three suites with luxurious bathrooms, striking a perfect balance between design and nature.

Built using fine materials, reclaimed antique stone and sustainable timber, it embodies a refined lifestyle in the heart of south-west France. Natural light enhances the generous spaces. The open-plan living areas, comprising a high-end kitchen with a pantry, a dining room and a lounge, extend outwards through large sliding glass doors.

The wellness area, featuring a heated indoor swimming pool, spa and sauna, extends this atmosphere of serenity, opening directly onto the terraces and gardens.

Set on a 6,768 m<sup>2</sup> plot, in a quiet cul-de-sac, the property enjoys a prime location near Eymet and Bergerac. A wine cellar and solar panels complete this rare property.

## 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

An exceptional property of approximately 320 m<sup>2</sup>, combining modern comfort with high energy efficiency (Class A), thanks to underfloor heating powered by a heat pump and 16 discreetly integrated solar panels.

Upon entering the 10 m<sup>2</sup> entrance hall with guest WC, you'll discover a spectacular 123 m<sup>2</sup> living area, bathed in light, comprising a top-of-the-range fitted kitchen with a pantry, a dining room and a TV lounge arranged around an elegant open-plan fireplace. A mezzanine (14.10 m<sup>2</sup>) houses a study with access to a terrace offering unobstructed views.

The 83 m<sup>2</sup> wellness area features an indoor swimming pool (8x4 m, chlorinated), a sauna and a shower room with WC. A hallway (6.12 m<sup>2</sup>) leads to the sleeping quarters, comprising a master suite (22 m<sup>2</sup>) with a dressing room and en-suite bathroom/shower room, a separate WC (9.33 m<sup>2</sup>), as well as two further bedrooms with storage and en-suite shower rooms.

A utility room (15 m<sup>2</sup>), a basement with a wine cellar (18 m<sup>2</sup>) and a boiler room complete the property. A garage, a carport with an electric charging point and a landscaped garden round off this rare find.

## LOCAL TAXES

|                  |          |
|------------------|----------|
| Taxe foncière:   | 2384 EUR |
| Taxe habitation: | EUR      |

## NOTES

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