

Fabulous Family Home in the Heart of the popular Town of Eymet with Courtyard Garden & Business Potential



INFORMATION

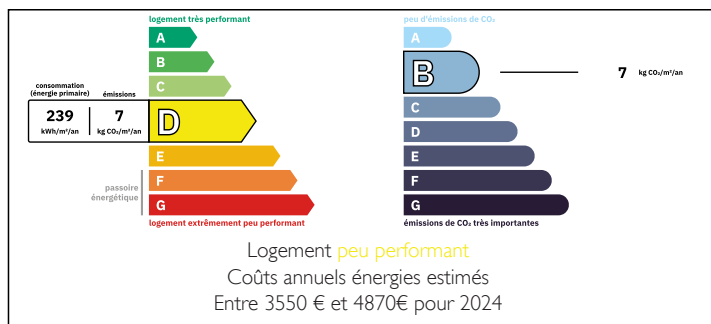
Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	279 m2
Plot Size:	200 m2



IN BRIEF

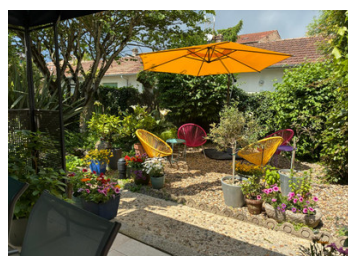
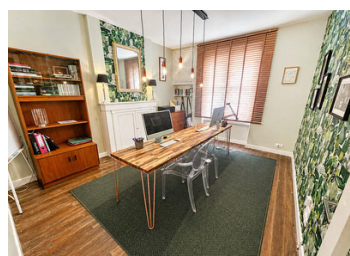
This beautifully restored late 19th-century townhouse is perfectly situated in the centre of Eymet, offering an ideal setting for family life. Full of character, the home features original antique wooden floors throughout, paired with a bright & welcoming interior inspired by mid-century design. Arranged over two floors, the property provides generous flexible living space, perfect for both everyday family living & entertaining. A spacious loft offers additional room for a play area or home office while the cellar provides practical storage. Outside, a private garden creates a peaceful retreat—ideal for children to play, family meals, or relaxing in the warmer months. With excellent schools, shops, and amenities just a short walk away, this home combines charm, comfort, & convenience in one of the Dordogne's most sought-after towns. It offers excellent additional income potential as an Airbnb, holiday rental...

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

Ground Floor

Entrance Hall (approx 12.5m²) with wooden floor & wooden staircase leading to upper floors

Living Room (approx 21 m²) with view over the garden, wood burning stove

Original glazed doors to

Dining Room (approx 17 m²)

Ground Floor Bedroom / Office (approx 14 m²)

Kitchen (approx 14 m²) Fully fitted.

Utility Room / Shower Room with WC (approx 6 m²)

Conservatory (approx 15m²): Accessible through a door from the kitchen, it has steps leading to the garden and is bathed in natural light.

First Floor (with original wooden floors)

Landing

Bedroom 1 (approx 21 m²) with EnSuite (6 m²) walk in shower, washbasin and wc

Bedroom 2 (approx 17 m²) with EnSuite (5.5 m²) walk in shower, washbasin and wc

Bedroom 3 (approx 14 m²)

Bedroom 4 (approx 10 m²) with EnSuite (3 m²) walk in shower, washbasin and wc

Second Floor:

A versatile space with excellent potential to serve as a master suite, art studio, or exercise area. This fully insulated room is equipped with lighting and power.

Cellar:

Currently used as a wine cellar, workshop, and storage space. It benefits from a well providing water to the property for everyday use.

Garden (approx 200m²):

Steps from the conservatory lead to a west-facing garden, offering sunshine throughout the afternoon and evening. A covered patio provides an ideal spot for al fresco dining during the warm Dordogne summers. The adjoining terrace creates a charming setting for potted plants and relaxed seating. Lushly planted with a variety of exotic species, the garden offers ample shade in the summer months. Toward...

LOCAL TAXES

Taxe foncière: 1169 EUR

Taxe habitation: EUR

NOTES