

## 4-bed bungalow near Eymet – Quiet location



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	98 m <sup>2</sup>
Plot Size:	1400 m <sup>2</sup>

## IN BRIEF

4-bed bungalow near Eymet – Quiet location

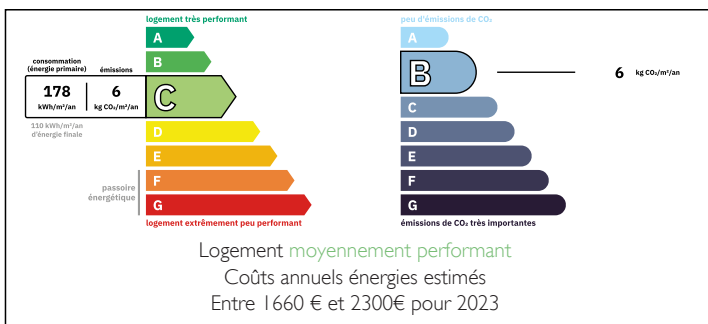
Single-storey house (98 m<sup>2</sup>) with 4 bedrooms, garden and terrace.

Peaceful setting close to amenities.  
Energy rating C. No electrical issues.

Ideal family or holiday home in Dordogne.



## 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

4-Bedroom Single-Storey Home with Garden – Close to Eymet, Dordogne

Situated in a peaceful countryside setting just minutes from the popular bastide town of Eymet, this well-maintained single-storey home offers approximately 98 m<sup>2</sup> of living space on a pleasant plot of land.

The property features a bright and functional layout, including a comfortable living room, a separate kitchen, and four bedrooms, making it ideal as a family home, holiday property, or rental investment.

Accommodation includes:

- Spacious living/dining area
- Separate fitted kitchen
- 4 bedrooms
- Bathroom
- Separate WC

Outside, the property benefits from a terrace of approximately 35 m<sup>2</sup>, perfect for outdoor dining, and a garden offering space for relaxation or future landscaping projects.

Additional features:

- Detached house
- Quiet environment
- Close to shops, schools and amenities
- 2 external parking spaces
- Garden views

Technical information:

- Energy rating: C (178 kWh/m<sup>2</sup>/year)
- No electrical anomalies reported
- No termite infestation detected

Located in the highly sought-after Dordogne region, close to Eymet – a vibrant village popular with

## LOCAL TAXES

Taxe foncière: 619 EUR

Taxe habitation: EUR

## NOTES