

A graceful retreat close to Eymet with 1.5 H (3.7 acres) of grounds, fruit trees, swimming pool



INFORMATION

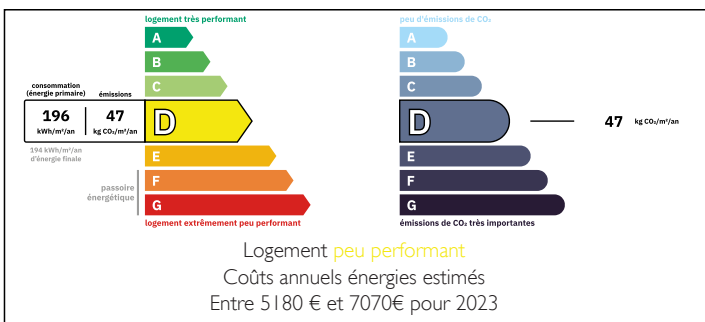
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	250 m2
Plot Size:	15130 m2



IN BRIEF

A delightful and elegant country home on grounds of 1.5 hectares (3.7 acres) situated only 5km from the medieval bastide of Eymet and within easy reach of Bergerac and Issigeac. Situated in a peaceful location, with spacious light filled rooms, an entrance hall leads to a large sitting room/dining room with woodburning stove, a second sitting room, a large kitchen breakfast room and guest toilet. The original wood staircase leads up to the first floor with 3 large bedrooms, one with ensuite shower room and another with french doors opening onto a large terrace which overlooks the gardens and the pool. A beautiful setting for your morning coffee! A large family bathroom with bath, shower and toilet. The second floor has been organised as a music room/tv room or artists studio. Beautifully established grounds with a wide variety...

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.



LOCAL TAXES

Taxe foncière: 1340 EUR

NOTES

DESCRIPTION

An enchanting property, whether you're looking for a permanent residence or an idyllic getaway, this property is sure to captivate your senses!

The accomodation:

Ground Floor

Entrance Hall (20.51 m²)

Dining Room (20 m²)

Sitting Room (42 m²)

Guest Toilet (with hand basin)

Kitchen/Breakfast Room (21 m²)

First Floor (beautiful original wooden floor boards)

Landing (22.67 m²)

Family Bathroom (12.5 m²) bath, toilet, bidet, shower and handbasing

Bedroom 1 (20.46 m²) with french doors opening onto a balcony

Bedroom 2 (20.59 m²) with ensuite (6.06 m²) shower, handbasin, toilet

Bedroom 3 (21 m²)

Second Floor

Fabulous music room (70 m²)

Gardens,

Swimming Pool 11 x 5

Cellar

Garage (20 m²)

Atelier and Chaufferie

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