

Beautifully renovated 3 bed stone village house in charming village close to Eymet

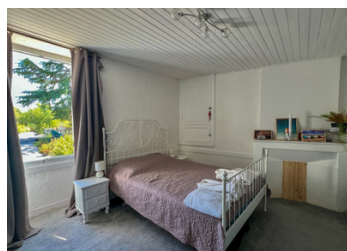


INFORMATION

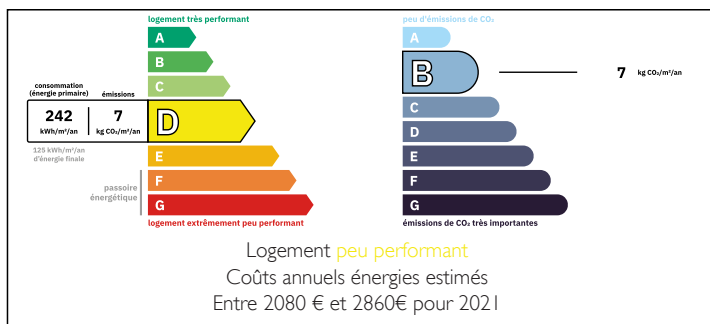
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	157 m2
Plot Size:	0 m2

IN BRIEF

Gorgeous village house combining character, space and modern comfort in a peaceful setting just minutes from the popular bastide town of Eymet. Arranged over three floors, the property offers a spacious open-plan kitchen and dining room leading into a comfortable sitting room, with access to a terrace enjoying views over neighbouring gardens. The first floor features two generous double bedrooms, each with its own en-suite bathroom, together with a bright landing and useful study. The top floor provides an attic bedroom with useful storage. A private first-floor terrace offers the perfect spot to relax. Benefiting from double glazing and mains drainage, the house is ideally located close to local amenities, schools and just 20 minutes from Bergerac and its international airport. An ideal permanent home, holiday retreat or investment.



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

Beautifully Renovated 3-Bedroom Stone Village House

A beautifully renovated stone village house situated in a charming village close to Eymet. The property offers spacious and characterful accommodation arranged over three floors and benefits from mains drainage and double glazing throughout.

The Rooms

Ground Floor

Entrance

Kitchen/Dining Room (34.30 m²) – Spacious open-plan room with a door leading to the sitting room and stairs rising to the first floor.

Sitting Room (23.30 m²) – Attractive room featuring the original stone floor.

Utility Room with Shower & WC (8.65 m²) – Door leading to the rear of the property, with access to an outside covered storage area (6.99 m²) and a seating area.

First Floor – Carpeted throughout

Landing (9.50 m²)

Office/Small Room (5.84 m²)

Bedroom 1 (15.53 m²) – Double bedroom with dressing area and en-suite shower room.

En-Suite Shower Room (3.26 m²) – Shower, handbasin and WC.

Bedroom 2 (28.24 m²) – Generously proportioned bedroom with a door opening onto a delightful outdoor balcony/terrace.

En-Suite Bathroom (7.45 m²)

Second Floor

Bedroom 3 (22 m²) – Bedroom situated in the eaves, with Velux window and a door leading to useful attic storage.

LOCAL TAXES

Taxe foncière: 519 EUR

NOTES