

## Character, Potential & Location – Charming Stone House in the Heart of Eymet

EXCLUSIVE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 160 m2   |
| Plot Size:  | 0 m2     |

## IN BRIEF

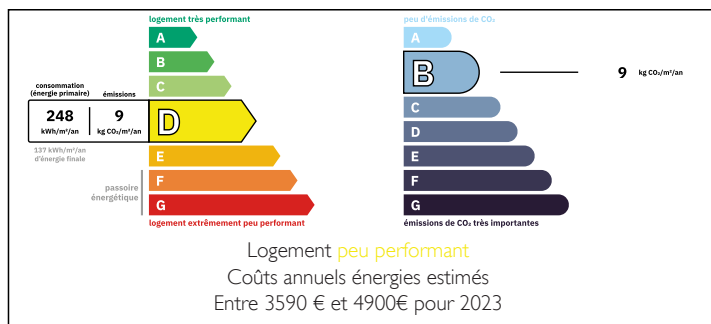
Ideally positioned on a quiet street in the heart of the medieval bastide of Eymet, this stone house combines character with potential. Shops, restaurants and everyday amenities are within easy walking distance, while Bergerac and its international airport are 30 minutes away.

Full of warmth and original features, the property has exposed beams, stone walls and generous living space. The ground floor includes a welcoming entrance hall, equipped kitchen with pantry, spacious open-plan dining and sitting room opening onto a small courtyard, plus a shower room, WC and utility/laundry room. Upstairs are four double bedrooms, one with a dressing room and another with an ensuite shower room.

To the rear, a workshop, attic and terrace with independent access provide excellent scope to extend the accommodation, subject to planning. A characterful home, holiday retreat or future project in a fantastic Eymet...



## 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.



## NOTES

## DESCRIPTION

Exceptional stone property in the heart of Eymet, ideally situated on a quiet street within easy walking distance of shops, restaurants and everyday amenities.

A spacious four-bedroom home retaining a wealth of original features, including exposed beams and stone walls. The property also offers excellent potential to extend into the adjoining annexe at the rear. Double glazing, pellet stove and electric heating, and mains drainage add to its practicality.

### The Accommodation

#### Ground Floor

Entrance Hall – 12.73 m<sup>2</sup>

Exposed stone wall and staircase to the first floor.

Sitting Room – 25.36 m<sup>2</sup>

Featuring a pellet stove.

Dining Room – 20 m<sup>2</sup>

Kitchen – 10 m<sup>2</sup>

Back Kitchen – 4.39 m<sup>2</sup>

Shower Room – 5.76 m<sup>2</sup>

Shower, WC and handbasin.

#### First Floor

Landing – 4.06 m<sup>2</sup>

Wooden floor.

Bedroom 1 – 23 m<sup>2</sup>

Bedroom 2 – 15.50 m<sup>2</sup>

With ensuite.

Ensuite – 15.43 m<sup>2</sup>

Shower, handbasin and WC.

Bedroom 3 – 9.50 m<sup>2</sup>

With dressing room/office – 5 m<sup>2</sup>.

Bedroom 4 – 20 m<sup>2</sup>

Attic – 131 m<sup>2</sup>

Large attic space, ideal for storage and offering further potential.

Rear Annexe / Additional Space

To the rear of the main house is the original, largely unmodernised section, offering considerable potential for further accommodation or other uses.

#### Ground Floor