

A 4 Bedroom Stone Character Property with Pool, Large Garden and Countryside Views Near Eymet

EXCLUSIVE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	3078 m2

IN BRIEF

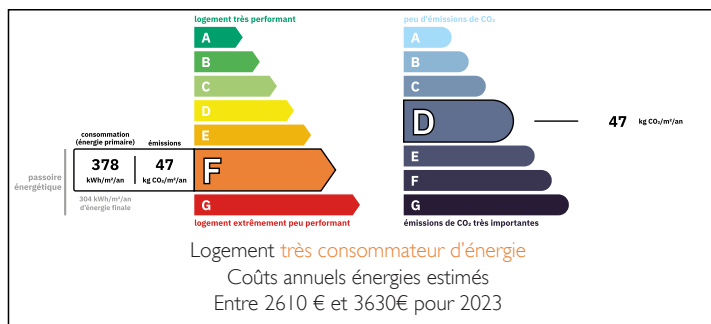
Set in a rural position just a short drive from Eymet, this stone property, full of character offers a large garden, countryside views and flexible living space. Its separate entrances provide potential for a home business or guest accommodation.

Inside, the welcoming lounge has a wood-burning stove plus French doors leading directly out to the terrace, while the kitchen and dining area provide space for everyday living. There are four bedrooms, two bathrooms, one of which has been recently renovated, plus a study. The property also benefits from a garage adding useful storage or workshop space.

Outside, stone walls surround the swimming pool, creating an inviting place to enjoy summer days. Several outdoor seating areas offer spots for dining or relaxing, while the large garden opens out to lovely views across the surrounding countryside. Less than 10 minutes to the centre...



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: 1159 EUR

NOTES

DESCRIPTION

House

Lounge (approx 24.3m²)

- Wood burner
- Tiled floor, exposed stone, wooden beams
- French doors to terrace and pool

Kitchen (approx 18.6m²)

- Tiled floor, exposed stone
- Double sink
- Door to terrace

Entrance / Hallway (approx 9m²)

- Front door
- Original tiles, exposed stone, wooden beams
- Cupboard with boiler (new 2025) & electric box (upgraded 2025)

Bedroom 1 (approx 14.2m²)

- Door to terrace
- Wooden floor & wooden beams

Bedroom 2 (approx 12.8m²)

- Wooden floor & wooden beams

Bathroom (approx 5.5m²)

- Walk-in shower, wash hand (approx basin, heated towel rail)

- Travertine flooring, shelving

WC (approx 1.7m²)

- Wash hand basin

Gîte

Entrance / Hallway (3.3m²)

- Tiled floor

Bedroom 1 (approx 11.05m²)

- Tiled floor

Bedroom 2 (approx 11.03m²)

- Tiled floor

Study (approx 4.6m²)

- Tiled floor

Bathroom (approx 6.3m²)

- Shower, wash hand basin, WC, heated towel rail
- Travertine flooring

Garage (approx 22.6m²)

Swimming pool (8 x 4m)

- New electric cover, new pump, new liner (2025)