

Perigourdine style property in a peaceful location on the immediate outskirts of Eymet

EXCLUSIVE



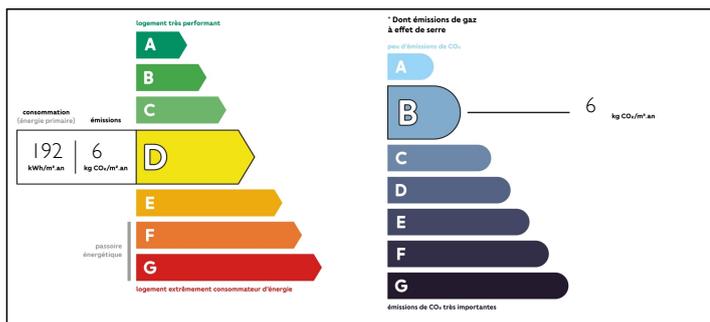
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	3200 m2

IN BRIEF

Situated in a delightfully peaceful location in the immediate outskirts of Eymet, once updated this house will make a wonderful family home. Spacious and light with 4 bedrooms, a large sitting room, kitchen/dining room. Room to expand and outbuildings. Eymet on your doorstep, Bergerac within 25 mins .

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

This charming and beautifully light house benefits from a new generation heating system via heat pump.

THE GROUND FLOOR

- + Entrance Hall (12.85 m²) tiled floor, glazed door
- + Sitting Room (28.60 m²) with fireplace and 2 french doors opening onto the front terrace and garden, tiled floor
- + Living Room / Kitchen (30 m²) with fireplace and patio doors to the rear of the property, tiled floor
- + Utility Room (8.45 m²)
- + Pantry (6.80 m²)
- + Bedroom 1 (9.95 m²)
- + Bedroom 2 (10.15 m²)
- + Shower Room (3.65 m²)
- + Toilet (1.85 m²)
- + Storage (5.10 m²)
- + Cupboard downstairs (2. 40m²)

FIRST FLOOR

- + Landing (6 m²)
- + Bedroom 3 (15.50 m²)
- + Bedroom 4 (14.80 m²)
- + Attic (19 m²) This area could easily be transformed into further bedrooms
- + Mezzanine over kitchen (26 m²) currently not accessible.

Attached to the house

- + Workshop (21 m²)

Outside

- + Large independent Garage/Barn (75m²) - built in 1975
- + Garden with mature trees
- + Sheds / dog kennel/ piggery

The house was built in 1969 and extended circa 1980

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: **1405 EUR**

NOTES