

A versatile property offering the perfect blend of residential & commercial space in Eymet.

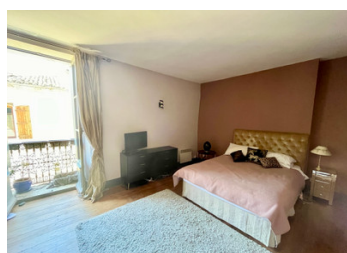
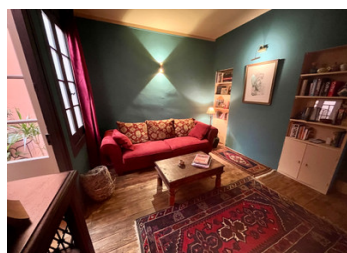


INFORMATION

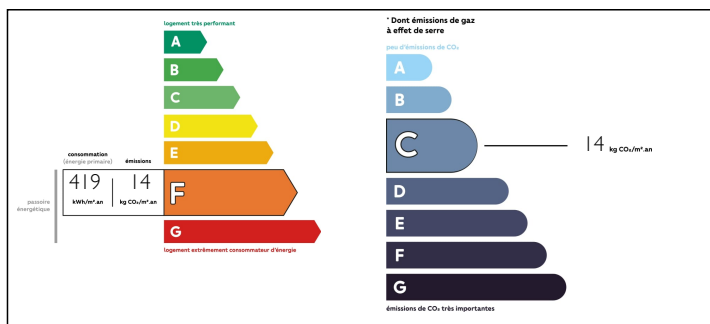
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	183 m2
Plot Size:	0 m2

IN BRIEF

With two separate apartments, this property presents a variety of options. Whether you're looking for a multi-generational living setup, rental income potential, or simply a spacious home, this property has you covered. Each apartment boasts its own unique charm and character, providing comfortable living spaces. The first apartment consists of an entrance hall, kitchen, pantry, bathroom, toilet, a large bedroom with a Juliet balcony and a living room. The second apartment consists of an entrance hall with stairs leading to the first floor landing which has a charming interior atrium, a spacious kitchen, living room with exceptional views over the square, two bedrooms & a bathroom. The apartments have a connecting door, allowing the option of a 3 bedroomed apartment. The shop premises has a prime position the square. Don't miss out on this exceptional property opportunity in the heart of the popular bastide town of Eymet.

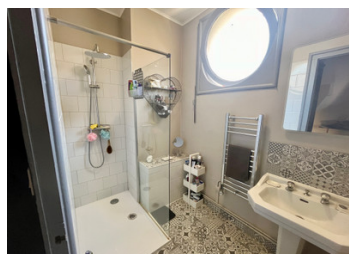


ENERGY - DPE



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.



DESCRIPTION

Building A - Ground Floor

Entrance - (approx 2M2)

Kitchen - (approx 14 M2)

- Gas hob

1st floor

Landing

Living-room - (approx 13M2)

- Wooden floor

Bedroom 1 - (approx 22M2)

- Juliette Balcony

- Wooden floor

Lavatory - (approx 1.5M2)

Shower room - (approx 4M2)

- Washand basin, Shower, heated towel rail

Attic - (approx 40M2)

LOCAL TAXES

Taxe foncière: 1860 EUR

NOTES

Building B - Ground floor

Entrance - (approx 8M2)

1st floor

Landing - (approx 2M2)

Kitchen - (approx 20M2)

- Fully fitted with gas hob oven

- Wooden floor

Living-room - (approx 16M2)

- Wooden floor

- Cupboard

2nd floor

Landing - (approx 10M2)

Bedroom 2 - (approx 15M2)

- Wooden floor

- Built in cupboards

Shower room / Lavatory - (approx 3.5M2)

- Washand basin, Shower, heated towel rail & WC

Bedroom 3 - (approx 14M2)

- Wooden floor

Retail Premises

Shop - (approx 35M2)

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

<https://www.georisques.gouv.fr>