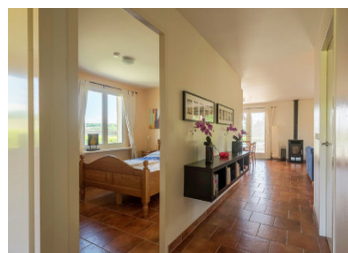


Two holiday rental properties with 2 swimming pools, large barn and car port, south facing gardens – Bergerac airport 12 km



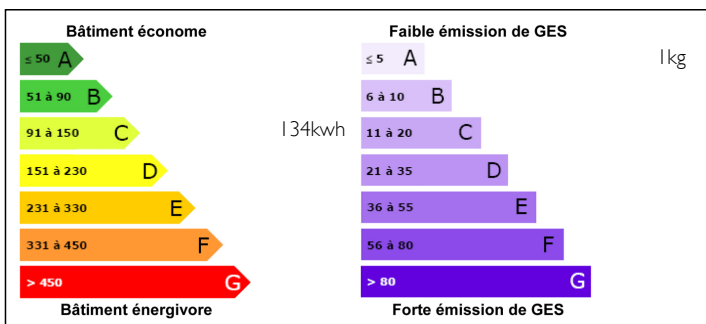
## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	212 m <sup>2</sup>
Plot Size:	4500 m <sup>2</sup>

## IN BRIEF

Two beautifully built holiday homes of 106m<sup>2</sup>, conveniently situated within easy reach of Bergerac airport and the touristic and historic towns of Eymet, Issigeac and the exclusive golf club of Chateau des Vigiers. Each house has a large open plan sitting room, fully fitted kitchen, utility room, 3 bedrooms, a shower room and WC. South facing gardens and swimming pools. A large open car port and lockable 72m<sup>2</sup> garage.. Ideal full time home with income potential or just a great investment for holiday lettings!

## 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

Situated in a peaceful hamlet between Bergerac and Eymet, these properties will enchant you. Both have been very well built, fully double glazed with wooden shutters on all of the windows.

Tiled floors in all of the rooms

Kitchen: (14.26m<sup>2</sup>) fully equipped

Sitting Room : (32m<sup>2</sup>) woodburning stove, French windows opening onto the covered terrace

Utility Room: (7.25m<sup>2</sup>)

Corridor to bedroom area : (9m<sup>2</sup>)

Bedroom 1 (11.22m<sup>2</sup>)

Bedroom 2 (12.88m<sup>2</sup>)

Shower Room : (7.5 m<sup>2</sup>) shower, his and hers handbasins

Bedroom 3 (11.37m<sup>2</sup>)

WC (1.3m<sup>2</sup>)

OUTSIDE

Each house has:

Covered terrace – tiled with barbecue area

Pool

Garden

There is a large garage 73m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 950 EUR**

## NOTES