

Sumptuous village house, elegantly renovated on 3 floors, in the heart of a lively bastide town

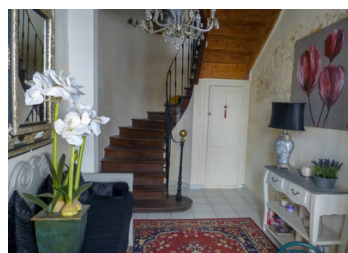
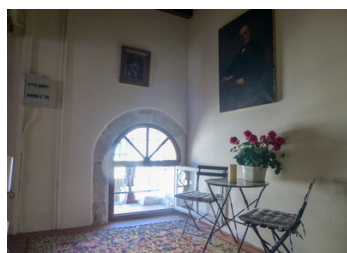


## INFORMATION

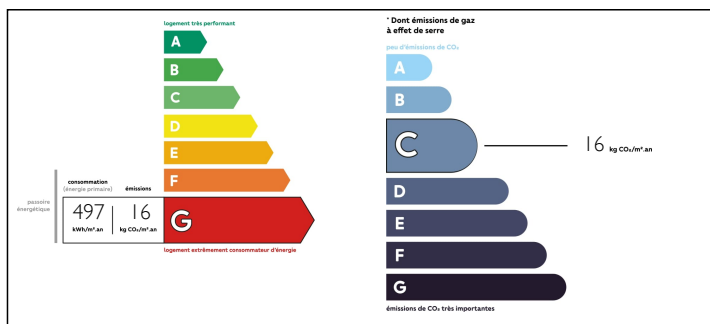
Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	157 m2
Plot Size:	0 m2

## IN BRIEF

WOW ! In the heart of Eymet an elegant pied-à-terre with a touch of luxury. 14th century character property, thoughtfully renovated with impeccable taste, the house is light and spacious with a delightful balcony off the large salon. Ideally located in a quiet street just off the main bastide square of Eymet – a very elegant residence in the heart of village life!

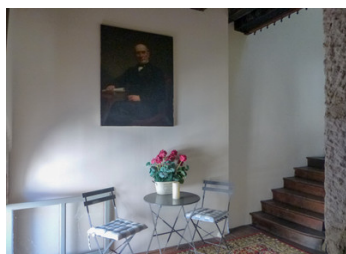


## ENERGY - DPE



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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 lovely stone built village house really has the WOW Factor. It is bursting with character, lovely beams and exposed stone walls, dating from the 14th Century, you can feel the history. Surprisingly spacious with high ceilings, there is a large formal dining room off the cosy French kitchen on the ground floor. The lounge on the 1st floor is huge (42m<sup>2</sup>) with a pretty balcony where you can sit in the sunshine. With 2 bedrooms and shower room on the 3rd floor this is an ideal holiday home perfectly situated. Tastefully furnished throughout with great style, the house can be negotiated fully-furnished. Located in the heart of the bastide town Eymet- with its weekly market, you can walk to the restaurants and shops and enjoy the French lifestyle , with no work to do. A perfect French get-away.

Bergerac with its airport and regular UK flights. 30minutes. Bordeaux 1hr 30minutes.

## LOCAL TAXES

Taxe foncière: **778 EUR**

## NOTES

The property(157m<sup>2</sup>) comprises :

Ground-floor: Entrance hall (11m<sup>2</sup>) curving wooden staircase. Kitchen (17m<sup>2</sup>) with fireplace. Utility room (6m<sup>2</sup>). Dining room (16m<sup>2</sup>); Separate W.C.

1st Floor:Lounge (42m<sup>2</sup>) with woodburner. Balcony overlooking village street.

2nd floor: Master bedroom( 29m<sup>2</sup>) beamed ceiling, walk-in wardrobe; Bathroom(4m<sup>2</sup>): shower, W.C. Wash basin;

3rd Floor: Guest bedroom (9m<sup>2</sup>) velux window

Heating : Electric heating + wood. Good insulation - the walls are 1.25m thick!

Mains Drainage.

BONUS FEATURES!

- Quiet village location, walk to restaurants
- Bergerac Airport 30minutes.

Information about risks to which this property is