



Ref: A16989

Price: 498 000 EUR

agency fees included: 4.8421052631579 % TTC to be paid by the buyer (475 000 EUR

Beautifully spacious 7 bedroom country house with swimming pool only 6km from Eymet.



INFORMATION

Town: Eymet

Department: Dordogne

7 Bed:

2 Bath:

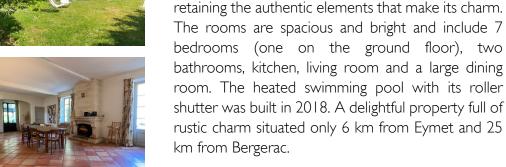
Floor: 266 m2 Plot Size: 4000 m2

living space, which has been renovated while









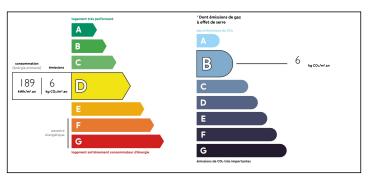








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NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. 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.



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without fees







LOCAL TAXES

Taxe foncière:

2000 EUR

NOTES

DESCRIPTION

THE HOUSE (about 270m² of living space)
The house is on two levels and benefits from central

heating (oil or heat pump). Please note that the septic tank is compliant as it dates from 2022.

Ground floor

- Entrance (12.55 m²) terracotta floor, glazed door
- Dining room (40 m²) Terra cotta floor, beautiful open fire place, French doors to the garden and access to the veranda where there is a jacuzzi.
- Living room (28.39 m²) terracotta floor, open fireplace
- Kitchen (15 m²) door to the garden
- Bedroom I (28.27 m²) Terra cotta floor
- Shower room (4.76 m²) Shower, double washbasins, heated towel rails, tiled floor
- WC (4.43 m²) window

First floor

- Landing (4.32 m²)
- Corridor to the bedrooms (5.26 m²)
- Bedroom 2 (13.69 m²), Bedroom 3 (11.60 m²), Bedroom 4 (24.31 m²), Bedroom 5 (16.23 m²), Bedroom 6 (15.81 m²), Bedroom 7 (17.34 m²)
- Bathroom (11.40 m^2) bath, bidet, shower, basin, WC, Velux
- Small landing/TV room (7.55 m²)

Outside

- Large garden with mature trees, shrubs and a well (circa 4000 m^2)I
- Heated salt swimming pool 10 x 4 (2018)
- Outbuilding/garage (46 m²) with boiler room and refrigerated wine cellar

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr