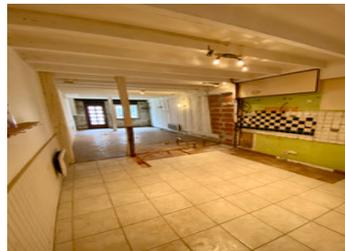


A fantastic opportunity to own a traditional stone house in the heart of the bustling Bastide town of Eymet.



## INFORMATION

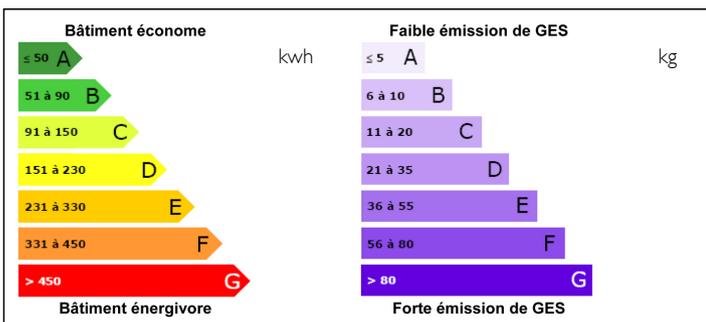
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	74 m2
Plot Size:	0 m2



## IN BRIEF

Situated in the popular town of Eymet with its superb choice of restaurants, cafés and amenities, this 3 bedroom property offers spacious accommodation set over 2 floors, plus a large attic above that could be converted into further accommodation or outside space. Packed with original features the property would be perfect as a lock up and leave holiday house, rental income generating investment or a family home. Due to its central location, it also could be an ideal commercial business opportunity. The property would benefit from some updating and would require renovation work in the kitchen. Bergerac airport is only 25 minutes away and Bordeaux an hour & 35 minutes.

## 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

### Ground Floor

The front door leads into;

Lounge / Kitchen / Diner (approx 35 m<sup>2</sup>)

- tiled floor, exposed stonework and beams
- electric heater
- plumbing ready for new kitchen

Hallway / access to the back door (approx 7m<sup>2</sup>)

- tiled floor with shelving

Utility (approx 2m<sup>2</sup>)

- access to rear entrance
- boiler and plumbing

Bathroom 1 (approx 3.5m<sup>2</sup>)

- shower, sink, bidet
- electric heater

WC (approx 1.2m<sup>2</sup>)

Wooden staircase leading to the 1st floor

Bedroom 1 (approx 14.5m<sup>2</sup>)

- wooden floors & exposed beams
- electric heater

Bedroom 2 (approx 17m<sup>2</sup>)

- wooden floors & exposed beams
- electric heater
- built in cupboards

Bedroom 3 / Study (approx 7m<sup>2</sup>)

- wooden floor

Bathroom 2 (approx 4m<sup>2</sup>)

- shower, toilet, sink
- electric heater

Alcove / Study (approx 2.8m<sup>2</sup>)

Corridor & Landing (approx 9m<sup>2</sup>)

- wooden floor
- cupboard

## LOCAL TAXES

Taxe foncière: **788 EUR**

## NOTES