

Family home with enclosed garden and garage on the outskirts of Eymet



INFORMATION

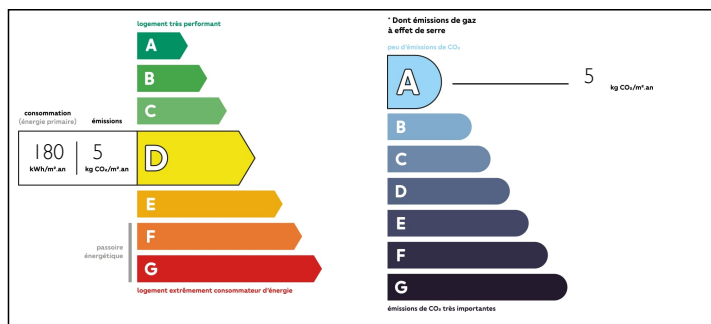
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	222 m2
Plot Size:	1768 m2



IN BRIEF

Close to a renowned bastide and all amenities a charming old house which has been lovingly maintained. The property comprises of a main house with 3 bedrooms, large living/dining room and kitchen. A small attached house with three rooms to refresh, an enclosed garden with mature trees, a barn/garage. At 2.5 km from the centre of Eymet and a mere 25mins from Bergerac airport.

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

Attractive old stone house (160 m²) a few minutes from Eymet. The house benefits from heating via heatpump and double glazing on the ground floor.

Rooms : Ground floor

Entrance hall (12.77 m²) tiled floor and exposed beams

Kitchen (16.44 m²)

Dining room (26.51 m²)

Lounge (23.14 m²) with fireplace/insert woodburner

Corridor (5.12 m²)

Shower room (7.60 m²) with shower and washbasins, tiled

Toilet (2.38 m²)

Laundry room (20.63 m²) with door to garden and access to the attic

LOCAL TAXES

Taxe foncière: 2035 EUR

First floor

Landing (9.66 m²)

Bedroom 1 (11.65 m²)

Toilet (1.79 m²)

Bedroom 2 (10.27 m²)

Bedroom 3 (11.55 m²)

Annex/Attached house to refresh (62m²)

Former kitchen (17.02 m²)

Living room (25.56 m²) with terracotta tiles and fireplace

Bedroom with shower (19.33 m²)

NOTES

Outside

Enclosed garden with trees

Garage/Grange (65.51 m²)

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