

Immaculately presented 3-bedroom home ideally situated just 5km from Eymet and 1km from a charming village



## INFORMATION

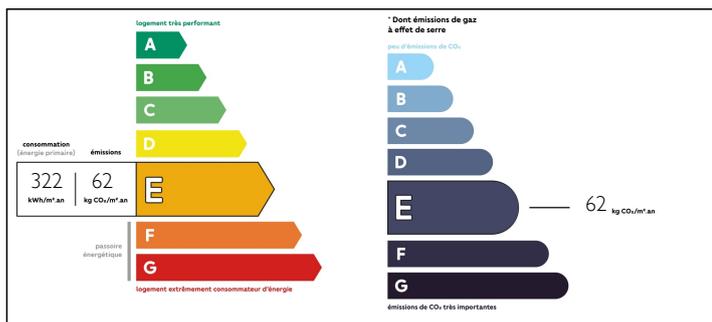
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	1195 m2



## IN BRIEF

This elegant house was recently transformed to impeccable standards and exudes an aura of sophistication and comfort. The new fully fitted luxury kitchen is equipped with top-of-the-line appliances and sleek counter tops, inspiring even the most discerning chef! Adjacent, the lounge / diner boasts a charming wood burning fireplace, fitted shelving, and double aspect windows and doors that open up to the garden. There are 2 bedrooms, a bathroom and shower room on the ground level. Retreat to the upper level, where you will find the master bedroom along with a spacious landing currently being used as a study. A covered terrace is perfect for alfresco dining or relaxing while enjoying the lovely mature garden wrapped around the house. Furthermore, there is an attached garage, a small laundry room, storage room plus a further staircase leading down to the cellar. Eymet is just a short 5-kilometre drive, while a charming village with numerous amenities is...

## 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

Hallway (approx 8.5m<sup>2</sup>)

- Engineered oak wood flooring

Kitchen (approx 12.5m<sup>2</sup>)

- White quartz stone worktops,

- Under counter fitted sink with flexible tap,

- Induction hob, extractor & electric oven

- Engineered oak wood flooring

Lounge / Diner (approx 24m<sup>2</sup>)

- Wood burner

- Fitted shelving

- French doors to the garden.

- Engineered oak wood flooring

Bedroom 1 (approx 10.5m<sup>2</sup>)

- wooden floors

Bedroom 2 (approx 7.5m<sup>2</sup>)

- Engineered oak wood flooring

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

- Hand basin, WC, bath with overhead shower

- Heated towel rail

Shower Room (approx 7.4m<sup>2</sup>)

- Hand basin, shower

- Separate WC

Wooden Stairs leading to first floor (approx 5m<sup>2</sup>)

Landing (approx 10.6m<sup>2</sup>)

- Fitted cupboards

- Wooden floor

Master Bedroom (approx 12.5m<sup>2</sup>)

- Wooden floors

Garage (approx 28.7m<sup>2</sup>)

- Internal door to house

- Oil tank and boiler

Laundry Room (approx 1.8m<sup>2</sup>)

Storage Room (approx 4.4m<sup>2</sup>)

Basement (approx 13.5m<sup>2</sup>)

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

## LOCAL TAXES

Taxe foncière:

450 EUR

## NOTES