

Charming renovated bungalow with guest studio and courtyard garden in Eymet



INFORMATION

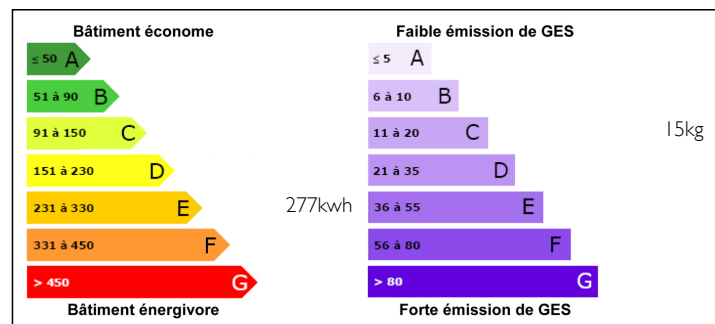
Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	117 m2
Plot Size:	622 m2

IN BRIEF

Much sought after, a renovated single storey house within walking distance of Eymet. Recently renovated with travertine tiled floors, this delightful house is impeccably maintained and has very light and spacious living accommodation plus an outside covered terrace from which to enjoy the long summer evenings. For your guests a separate studio annexe awaits. Perfect permanent or lock up and leave holiday home! Bergerac airport is only 25 mins away.



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.



LOCAL TAXES

Taxe foncière: **941 EUR**

NOTES

DESCRIPTION

This recently renovated house benefits from gorgeous travertine tiled floors throughout, some double glazing, mains drainage, covered parking and an independent guest studio within the gravelled courtyard.

THE HOUSE (103 m²)

Entrance (5 m²) Glazed front door opens onto entrance

Sitting Room (25.20 m²) A beautifully light room with 2 sets of French doors opening onto the front terrace and a fireplace with woodburning stove.

Kitchen / Dining Room (22 m²)

Utility Room with WC (4.77 m²)

Bedroom 1 (21 m²) door to bathroom and fitted wardrobes.

Bedroom 2 (13.62 m²)

Large Bathroom / Shower Room (10 m²) with bath, open shower, his and hers handbasins and WC

OUTSIDE

A drive leads to a gated and enclosed gravelled courtyard area.

To the front of the house is a large covered terrace, an ideal entertaining area

A small garden to the rear

Car Port attached to the side of the Studio

STUDIO / GITE (18 m²)

A large room with kitchen corner and separate shower room/WC

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