

A spacious and charming property with lovely views from the terrace located 5 minutes from Eymet



INFORMATION

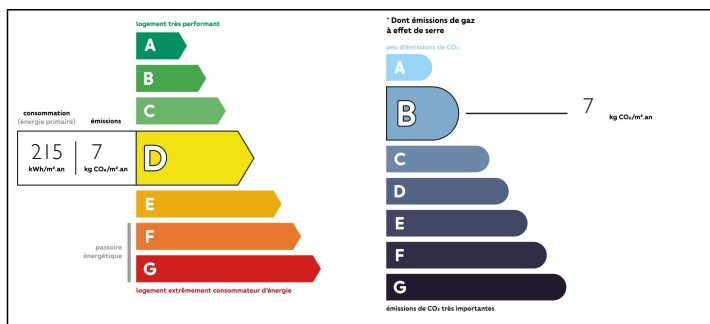
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|-------------|----------|
| Town: | Eymet |
| Department: | Dordogne |
| Bed: | 4 |
| Bath: | 4 |
| Floor: | 198 m2 |
| Plot Size: | 2999 m2 |

IN BRIEF

Escape to tranquility in this stunning Périgord property, ideally located just 5 minutes from the charming town of Eymet with its many restaurants & bars. Benefiting from 4 bedrooms, 2 of which are conveniently located on the ground floor makes it perfect for various living arrangements. The open fire in the lounge / diner provides a cozy atmosphere for those chilly nights & there are aircon units in the lounge, kitchen and ground floor bedrooms for the summer months. French doors in the lounge, kitchen and bedroom open onto a large terrace offering picturesque views of the surrounding countryside. Additionally, the basement can be fitted out for friends or seasonal rentals, adding flexibility & potential income. This recently renovated home offers a blend of comfort, character, & potential for further customization, making it desirable especially for those who appreciate a peaceful environment & the convenience of nearby amenities. Bergerac airport is only 30 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.



DESCRIPTION

Entrance (approx 13m2)

- Cupboards
- Travertine flooring

Living / Dining Room (approx 38m2)

- French doors to balcony
- Open fire
- Air con

- Travertine flooring

Kitchen (approx 13m2)

- French doors to balcony
- Fully fitted with electric oven and gas hob
- Air con

- Travertine flooring

Bedroom 1 (approx 17m2)

- French doors to balcony
- Built in wardrobes
- Air con

- Travertine flooring

Bedroom 2 (approx 15m2)

- Built in wardrobes
- Air con

- Travertine flooring

Bathroom (approx 6.5m2)

- Shower, wash hand basin, heated towel rail
- Travertine flooring

WC (approx 1.8m2)

1st Floor

Master bedroom (approx 27.5m2)

- Carpet
- Wooden beams

Bathroom (approx 8.3m2)

- Shower, wash hand basin, heated towel rail
- Travertine flooring

WC (approx 5m2)

- Mosaic tiling

Bedroom 4 (approx 25.5m2)

- Carpet

Ensuite (approx 11.5m2)

- Shower, double washbasin, WC, heated towel rail
- Travertine tiling

Landing (approx 4.6m2)

- Carpet

Basement

LOCAL TAXES

Taxe foncière: 1237 EUR

NOTES