

For sale in the heart of Eymet, charming 110m2 stone house with covered terrace.

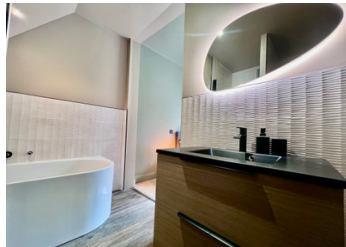
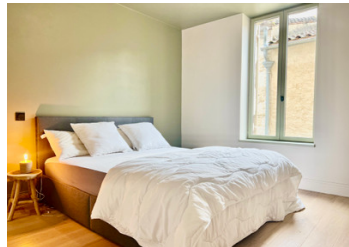


INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

Come and discover this charming 110m2 stone house in the heart of Eymet, with a covered terrace, kitchen and outdoor living room. The direct proximity on foot to the village shops and services and the recent renovation combining the charm of the old with the comfort of a modern house are real assets for this property, which is just waiting to welcome its next owners.



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

The house is located in an alley, so parking is easy around the house.

The front door opens onto the ground floor, which comprises a partially-equipped open-plan kitchen and a lounge area.

A beautiful wooden staircase leads up to the first floor, where the landing leads to a master suite with private bathroom, walk-in shower, single washbasin unit and illuminated mirror, a WC, a bedroom and a shower room with walk-in shower, single washbasin unit and WC.

Another staircase leads to a second living room with exposed beams and stonework, which could also be a bedroom, TV room or study, and leads to the outside terrace with its outdoor kitchen and lounge area.

The entire property has been insulated and double-glazed, and an electric heating system will be installed shortly. The electrical installation is recent.

The direct, flat proximity to all the town's shops and services (butcher/ supermarket/ pharmacy/ bakery/ bars/ restaurants/ insurance/ hairdressers/ school/ banks/ mechanic), one of the most beautiful markets in France, attractive tourist and cultural activities, as well as Bergerac and its airport 20 minutes away, all add to the appeal of this superb house.

Don't delay, and seize the opportunity to become a homeowner as part of your first property purchase or rental investment.

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

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