

A beautifully renovated stone lodge complex with 2 gîtes rated 3 stars with Gîtes-de-France & pool near Eymet.



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	365 m2
Plot Size:	2580 m2



## IN BRIEF

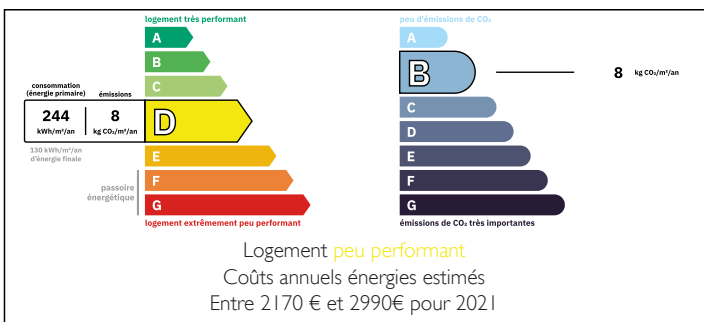
Comprising of three charming independent houses, each exuding its own unique personality, this estate offers a rare blend of charm & practicality. Whether you're seeking a peaceful getaway for yourself or an investment opportunity, this property has it all.

Currently operated as 2 gîtes these houses generate a steady stream of seasonal income, making it an attractive option for investors looking to capitalize on the thriving tourism industry in the region. However, it's not just limited to rental income; it could also serve as a home for a large family seeking a peaceful retreat.

The salt swimming pool is perfect for cooling off on warm summer days while the fenced land ensures privacy and security. The property also benefits from a new septic tank.

Just a stone's throw from the delightful bastide town of Eymet; also near Bergerac, with its convenient 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

- Main house or third Gîte
- Terrace - (approx 21.7 M2 )
- Entrance - (approx 7.6 M2 )
- WC - (approx 2.5 M2 )
- Bedroom 1 - (approx 14.5M2 )
  - Underfloor heating
- Dining room - (approx 24.7M2 )
  - Underfloor heating
  - Exposed stonework & wooden beams
- Kitchen - (approx 15.7M2 )
  - Pellet burner
  - Underfloor heating
  - Exposed stonework & wooden beams
- 1st floor
- Living room - (approx 22.8 M2 )
  - French doors to balcony
  - Exposed stone
- Master bedroom - (approx 13.7 M2 )
  - Built in robes
- Bathroom - (approx 8.8 M2 )
  - Shower, bath, washhand basin, WC
- Balcony - (approx 13.1 M2 )

- Gite 1 - Ground floor
- Kitchen - (approx 27.9 M2 )
  - Woodburner & electric heating
  - Exposed stone
- Bedroom - (approx 14.9 M2 )
  - Exposed stone
- Shower room - (approx 6 M2 )
  - Shower, washhand basin, WC
- Wooden decking overlooking garden

- Gite 2 - Ground floor
- Entrance - (approx 26.6 M2 )
- Living room - (approx 28.5 M2 )
  - Wood burner
  - Underfloor heating
- Dining room - (approx 19.3 M2 )
  - French doors to private seating area
  - Exposed stone & wooden beams
  - Underfloor heating
- Kitchen - (approx 10.3 M2 )

## LOCAL TAXES

**Taxe foncière: 1765 EUR**

## NOTES