

Pleasant house with enclosed garden and garage on the outskirts of the bastide town of Eymet



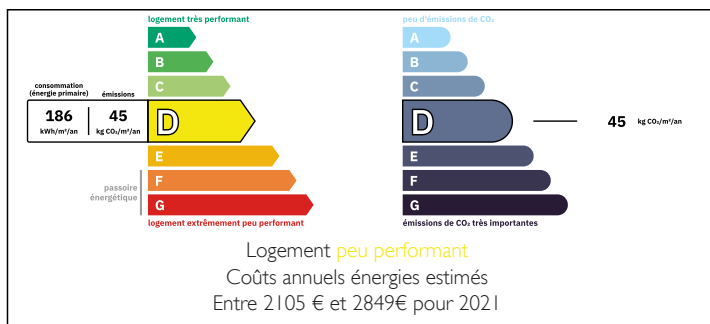
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 189 m2   |
| Plot Size:  | 1270 m2  |

## IN BRIEF

Situated very close to Eymet with shops and restaurant within walking distance, this property has great potential. The garden is completely enclosed and private, the house itself has an elegant and bright living room with a conservatory, kitchen, 2 bedrooms and a shower room and on the lower level a separate flat with bedroom/living room, kitchen and shower room with WC.

## 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 entirely double glazed, with electric shutters and benefits from oil central heating.

### The Rooms

Entrance (6.64 m<sup>2</sup>)

Sitting Room/ Dining Room (36.84 m<sup>2</sup>)

Kitchen (10.44m<sup>2</sup>)

Conservatory (16.41m<sup>2</sup>)

Corridor to bedrooms (5.43m<sup>2</sup>)

WC (1.08m<sup>2</sup>)

Bedroom 1 (12.44m<sup>2</sup>) with wardrobe

Bedroom 2 (11.66m<sup>2</sup>) with wardrobe

Bedroom 3 (20.07m<sup>2</sup>)

Shower Room (7.02m<sup>2</sup>)

Lower Ground Floor/garden level

Room (6.97m<sup>2</sup>)

Kitchen (6.02m<sup>2</sup>)

Shower Room (3.37m<sup>2</sup>) with shower, handbasin and wc

Bedroom (30.88m<sup>2</sup>)

Conservatory (22m<sup>2</sup>)

Garage (24.98m<sup>2</sup>)

Storage area / workshop to rear of garage (7.65m<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>

## NOTES