

Delightful three-bedroom home in a village setting with courtyard



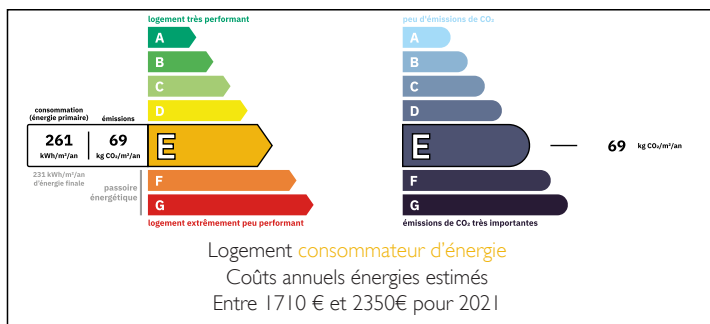
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	100 m2

IN BRIEF

Ideally situated in a peaceful area of the beautiful bastide town of Eymet, this renovated property offers comfortable and modern living while retaining its charm. The house benefits from double glazing, oil-fired central heating, and mains drainage. The spacious accommodation comprises a large open-plan living room with a fitted kitchen, a utility room, three double bedrooms (including one on the ground floor), and a modern shower room. Outside, a delightful courtyard provides a private space for relaxation, complete with an outbuilding/workshop ideal for storage or hobbies. With the historic town of Eymet just a short stroll away and Bergerac Airport only 25 minutes by car, this home offers the perfect blend of convenience and tranquility.

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 Rooms:

Ground Floor

Living Room (33.56m²) with fireplace and kitchen area

Utility Room (5.95m²) with glazed door to courtyard,

Bedroom 1 (14m²) with window overlooking the courtyard

WC (1.30m²)

First Floor

Bedroom 2 (16m²) with door opening onto stairs to loft space

Bathroom (4m²)

Bedroom 3 (10.26m²) note that you have to walk through the bathroom to access this bedroom.

Outside

Courtyard Garden

Outbuilding (7.23m²)

NOTES

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