

## Charming renovated stone village house with sunny terrace near Eymet, 20 min from Bergerac Airport

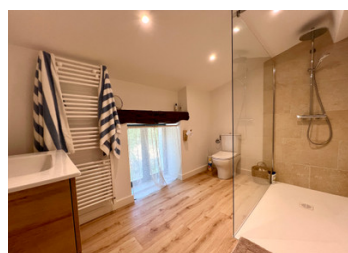


## INFORMATION

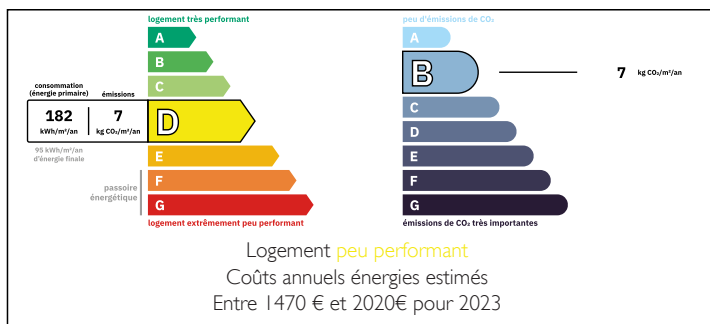
|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 2        |
| Bath:       | 2        |
| Floor:      | 80 m2    |
| Plot Size:  | 194 m2   |

## IN BRIEF

Tucked away in a quiet village just minutes from lively Eymet, this beautifully restored stone townhouse blends French charm with modern ease. Recently renovated by a respected local architect, it offers light-filled living spaces, a sleek kitchen, and thoughtful details throughout. The dual-aspect living room opens onto both a walled garden and a sunny rear terrace, perfect for morning coffee or evening wine. Upstairs, two ensuite bedrooms each enjoy direct access to a generous south-facing balcony, ideal for soaking up the Dordogne sun. Practical touches include a fenced driveway, discreet storage, and efficient double glazing. Just 20 minutes from Bergerac Airport, this is an ideal lock-up-and-leave retreat or stylish permanent home. With bustling markets, restaurants, and year-round events nearby, you can savour the best of village life with all modern comforts close at hand. Early viewing recommended.

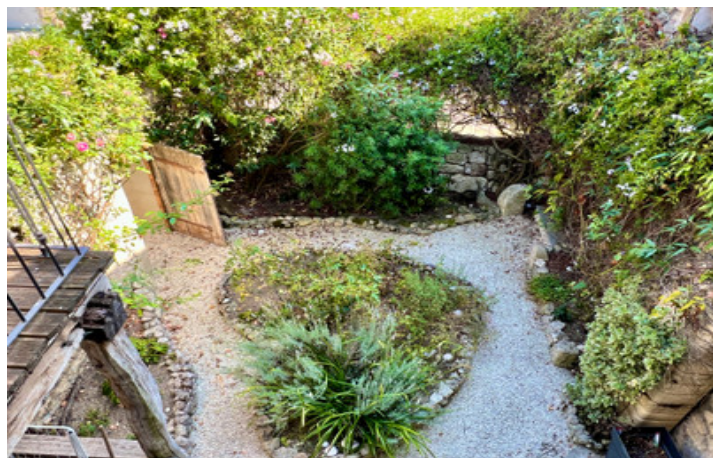


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: **389 EUR**

## NOTES

## DESCRIPTION

This recently renovated village house benefits from aluminium double glazed windows throughout, electric heating and mains drainage.

Ground floor, with travertine tiled floors

Kitchen - (14 m<sup>2</sup>) with glazed door to front courtyard garden, exposed stone and beams  
Utility Room (4 m<sup>2</sup>) with WC, hot water tank, hand basin and plumbing for washing machine  
Living-room - (20 m<sup>2</sup>) with glazed doors opening onto courtyard garden, stairs to first floor, understairs cupboard and feature fire surround

### FIRST FLOOR

Bedroom - (15 m<sup>2</sup>) With doors to balcony overlooking courtyard  
Ensuite - (8 m<sup>2</sup>) with shower, toilet, handbasin, heated towel rail and shelving  
Landing - (2.3 m<sup>2</sup>)  
Bedroom - (8.5 m<sup>2</sup>) with doors to balcony overlooking courtyard  
Ensuite- (3 m<sup>2</sup>) shower, handbasin, toilet

### Outside

The rooms all face the front courtyard garden with glazed doors opening onto lovely seated areas, whether it be on the first floor where one can sit on the balcony/terrace or the ground floor directly in this beautifully stocked courtyard.

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