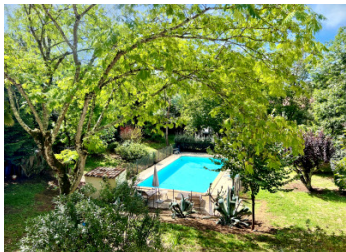


Superb Property in Eymet with Pool, Large Garden, 4-Bed Home & Two Independent Units Offering Rental Income



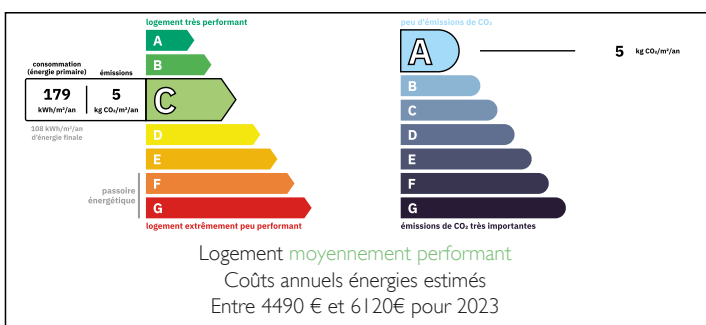
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	255 m2
Plot Size:	2373 m2

IN BRIEF

Superbly located within walking distance of the centre of Eymet, this charming property combines character, space and excellent rental potential. The main house offers 4 comfortable bedrooms, elegant reception rooms with views over the large garden and swimming pool, and a mezzanine ideal for an office or studio. In addition, the property includes two independent units: a well-appointed 1-bedroom studio with kitchenette, shower room and direct access to the garden, plus a 100 m² ground floor apartment divided into 4 rooms, currently rented as office space but easily adaptable into guest accommodation or a gîte. The mature garden, shaded by established trees, is perfect for relaxing or entertaining, with a 10 x 5 m swimming pool as its centrepiece. This property is a rare opportunity offering both a spacious family home and significant income potential in one of...

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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: 2053 EUR

NOTES

DESCRIPTION

Superbly Located Property with Excellent Rental Potential – Large Garden and Swimming Pool in the Heart of Eymet

This beautifully situated property offers exceptional rental income opportunities, spacious accommodation, and a wonderful garden with pool – all just steps from the centre of Eymet.

Ground Floor

Entrance Hall (16.6 m²): Opens directly into the light-filled sitting and dining rooms.

Guest WC / Cloakroom (4 m²): Includes hand basin and boot room storage.

Dining Room (20.13 m²): Patio doors lead onto a covered balcony (12.35 m²) overlooking the garden and pool.

Sitting Room (35 m²): Spacious, with patio doors to the garden and a pellet stove for cosy evenings.

Kitchen (11 m²): Window to the front of the property.

Back Kitchen / Pantry (5 m²): With large storage cupboard.

First Floor

Landing / Corridor (5.23 m²).

Master Bedroom (19 m²): Dual-aspect windows with views to front and back.

Ensuite Bathroom (6.35 m²): Bath, twin basins, and bidet.

Dressing Room.

Bedroom 2 (13.48 m²).

Bedroom 3 (13.42 m²).

Bedroom 4 (14.39 m²).

Shower Room (7.87 m²): With toilet and basin.

Mezzanine (16.65 m²): Overlooks the sitting room – an ideal office or creative space.

Garden Level

Independent Studio (36 m²): Bright living area with kitchenette, shower room with toilet, and French doors opening directly onto the garden – perfect for guests or rental.

Independent Office Space (100 m²): Currently arranged as 4 rooms and rented as a business unit. Offers excellent potential to convert into a gîte or guest accommodation.