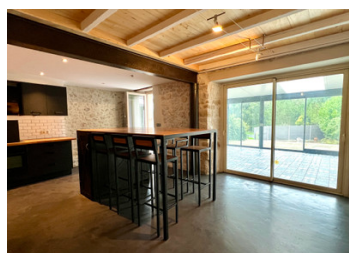


Charming 2-bed home in beautiful Eymet, short stroll to town – perfect lock-up-and-leave retreat



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	140 m2

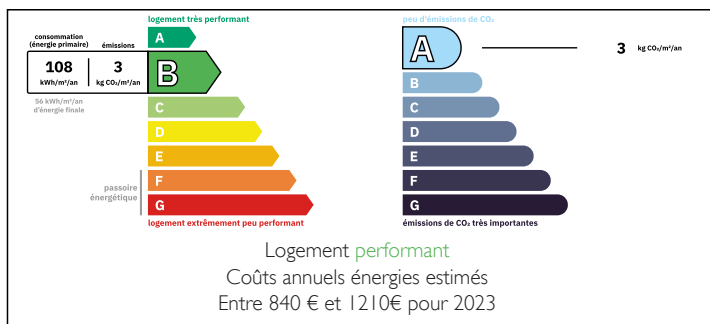
IN BRIEF

A perfect "lock-up-and-leave" or investment property, situated in a raised position and within easy walking distance of the ever-popular bastide village of Eymet, this delightful 2-bedroom home features modern design mixed with old French charm.

From the welcoming private terrace area, you access a spacious conservatory featuring black and white floor tiles and old stone walls. This fabulous addition to the groundfloor space has connecting sliding-doors leading to the bright and airy open-plan living area, seamlessly combining kitchen, dining and lounge spaces. Featuring a polished concrete floor, air-conditioning unit, a spacious rear hall leading to a guest WC and useful range of storage cupboards, it's a superb layout for modern living.

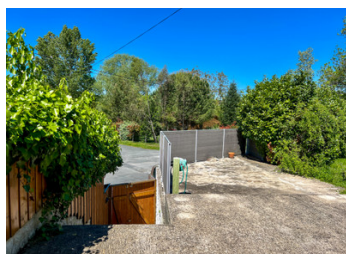
A stylish metal staircase leads to the first-floor landing where you'll find two comfortable double bedrooms, both with fitted wardrobes and air-conditioning units, a shared shower room

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: **814 EUR**

NOTES

DESCRIPTION

Ground Floor

Conservatory – 24.4 m²: A bright and spacious sunroom

Living & Dining Room – 23 m²: Cozy and versatile

Kitchen – 12.07 m²:

Inner Lobby – 3 m²: Provides access to upper floor and WC.

Guest WC – 0.87 m²

First Floor

Landing – 6 m²: Connecting the bedrooms and bathroom.

Bedroom 1 – 14 m²: Includes a dressing room and split air conditioning/heating unit.

Toilet – 0.87 m²

Shower Room – 5 m²: Modern and functional

Bedroom 2 – 11.11 m²: Comfortable and bright, with its own split air conditioning/heating unit.

Exterior

Terrace: Ideal for outdoor dining

Garage – 16 m²: Secure parking or additional storage.

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