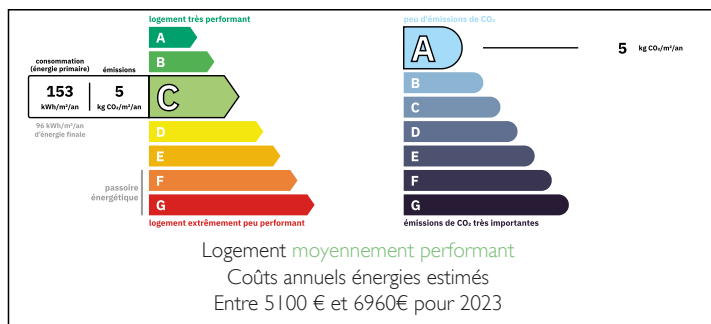


Beautiful stone property with 360 elevated views, grounds 2.9 Hectares, large swimming pool and double garage.



ENERGY - DPE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	350 m2
Plot Size:	29600 m2

IN BRIEF

Peaceful and elevated position, for this beautiful stone property enjoying breath-taking 360° views across the surrounding countryside. Set within 2.9 hectares of grounds, it offers space, privacy and wonderful outdoor living, while remaining conveniently close to the popular bastide town of Eymet, just 6km away. The spacious house of just under 400m² offers generous and versatile living accommodation, with several reception rooms, a modern kitchen, four/five bedrooms, three bathrooms and additional offices and hobby spaces – ideal for family life, entertaining or working from home. Outside, a large 5m x 12m heated swimming pool with a terrace, perfectly positioned to enjoy the views. A double garage and ample parking add to the practicality.

A rare combination of character, space, stunning views and tranquillity, with easy access to Bergerac and its international airport.

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.



NOTES

DESCRIPTION

Property Description

This spacious and light-filled property offers approximately 400 m² of living space, with generous proportions, numerous reception rooms, panoramic countryside views, a heated swimming pool and a double garage. The house is set within a beautiful 2.9-hectare mature park, providing a peaceful and private setting.

Ground Floor

Entrance / Veranda: 12.16 m²

Entrance Hall / Vestibule with storage space: 16.17 m²

Large Living Room with open fireplace and glazed doors leading to the garden: 31.78 m²

Dining Room with wood-burning stove: 30 m²

Office: 18 m²

Modern, fully renovated kitchen, thoughtfully designed and highly functional: 22 m²

Second Sitting Room with wood-burning stove: 35 m²

Bedroom 1 with private shower room and WC: 20.8 m²

Bedroom 2: 18 m²

Bedroom 3: 10.5 m²

Dressing Room adjoining Bedroom 3: 5.25 m²

Hallway with staircase: 17.2 m²

Two small offices: 11.8 m²

Multi-purpose room: 24 m², ideal as a games room, music room, gym or yoga studio

Bathroom with WC: 13 m²

Utility / Laundry Room: 10.5 m²

Storage Room: 10 m²

Covered Terrace: 33 m²

First Floor

Bedroom 5: 27 m²

Large room with shower room and WC: 26 m², also currently used as a gym

Dressing Room: 10.7 m²

Outside Areas and Swimming Pool

Mature landscaped park of approximately 2.9 hectares, all in one plot, offering a peaceful green