

Elegant and beautifully modernised house with charming courtyard, terrace and separate guest accommodation



INFORMATION

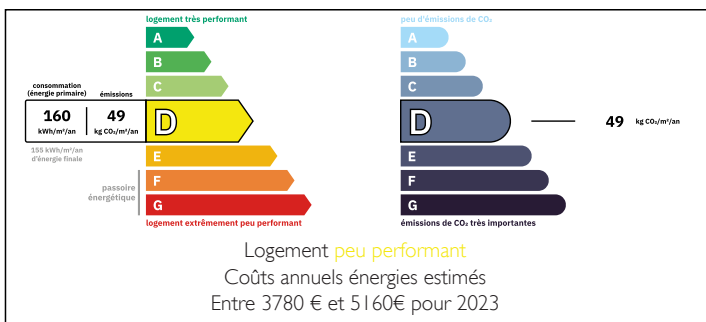
Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Situated in the heart of the charming medieval bastide of Eymet, this beautifully renovated village house enjoys an exceptional location just steps from shops, cafés, and restaurants. Blending period character with modern comfort, it offers bright, spacious living areas, including a generous entrance hall, dining room, elegant sitting room, and newly fitted kitchen. French doors from each room open onto a private courtyard, creating seamless indoor-outdoor living. Upstairs are three spacious double bedrooms, including a principal suite with an en-suite shower room. Two bedrooms open onto a sunny terrace overlooking the courtyard. A separate 35 m² studio with independent access from both the street and main house provides flexible guest accommodation, a home office, or rental potential. Just 30 minutes from Bergerac International Airport, this is an ideal permanent home, holiday retreat, or investment.



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

This elegant village property, discreetly situated in the heart of Eymet, offers spacious and versatile accommodation arranged over two floors, together with independent guest accommodation.

Ground Floor (beautiful wooden flooring throughout)

Entrance Hall – 14 m², providing access to the dining room, boiler room and independent studio.

Guest WC – 3.20 m².

Dining Room – 19.15 m², with French doors opening onto the courtyard.

Sitting Room – 24 m², featuring a beautiful stone fireplace and open-plan layout to the kitchen.

Fitted Kitchen – 12.60 m², recently installed and opening onto both the courtyard and sitting room.

Private Courtyard Garden, accessed directly from the dining room, sitting room, kitchen and boiler room.

First Floor (beautiful wooden flooring throughout)

Landing/Corridor – 12 m².

Family Bathroom – 6.75 m², with bath and washbasin.

Bedroom 1 – 17.30 m², with French doors opening onto the terrace.

Bedroom 2 – 15.40 m².

Principal Bedroom Suite – 16 m², with French doors opening onto the terrace.

En-suite Shower Room – 5.05 m², with shower, bidet and washbasin.

Terrace – 28 m², accessed from Bedrooms 1 and 3, with a spiral staircase leading down to the courtyard.

Independent Guest Accommodation (35 m²)

With its own private street entrance, while also accessible from the main house, this self-contained accommodation comprises a kitchen/dining area, sitting room/bedroom, and a shower room with WC. Ideal for guests, extended family, a home office or rental income.

NOTES