LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47073AW24 Price: 489 000 EUR

agency fees to be paid by the seller

Stunning 4 Bedroom Home with a Pool, Fabulous Views and just a Short Walk from Eymet

EXCLUSIVE







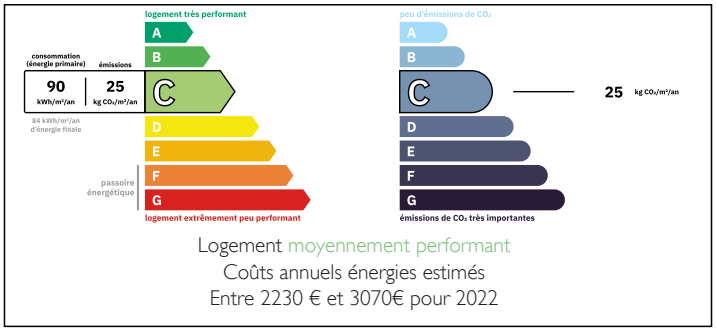








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2230 € et 3070€ pour 2022

INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	162 m2
Plot Size:	1000 m2

IN BRIEF

This beautifully renovated property really does have the wow factor! Set in a peaceful location yet just a 4-minute walk from the heart of the popular bastide town of Eymet, it offers the perfect combination of tranquillity and convenience.

Immaculately presented throughout and arranged over two levels, the property offers four bedrooms, including one with an en-suite, a spacious and light-filled open-plan lounge and dining area, and a fully fitted kitchen with separate pantry and study. There is also a family bathroom, separate downstairs WC and large garage.

Entering through the automatic electric gates, the attractive garden features a new swimming pool, barbecue area and enjoys lovely open views from the covered terrace and dining patio – an ideal setting for relaxing or entertaining.

A superb permanent residence or holiday home within easy walking distance of Eymet's shops, cafés, bars, restaurants...

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **1518 EUR**

NOTES

DESCRIPTION

Lounge / Diner (approx 51.5m2)
- Wood burner
- Quality Ceramic flooring
- French doors to garden, terrace and pool

Kitchen (approx 18.2m2)
- Fully fitted
- Quality Ceramic flooring
- Door to garden

Pantry (approx 4.4m2)
- shelving and cupboards

Bedroom (approx 15.9m2)
- Quality Ceramic flooring
- Built-in cupboards

Ensuite (approx 6.2m2)
- Quality Ceramic flooring
- Wash hand basin, walk in shower

Bedroom / Study (approx 13.7m2)
- Quality Ceramic flooring

Entrance (approx 10.6m2)
- Quality Ceramic flooring
- Cupboards and stairs to the first floor

WC (approx 3.1m2)
- Wash hand basin

First Floor

Bedroom (approx 11.9m2)
- Sisal flooring

Study (approx 7.8m2)
- Sisal flooring
- Cupboards & shelving

Bedroom (approx 14.4m2)
- Built in cupboards

Bathroom (approx 8.3m2)
- Bath, wash hand basin, bidet

WC (approx 1.27m2)

Storage (approx 2.3m2)

Landing (approx 10.6m2)

Garage (approx 33m2)
- Automatic doors
- Bosch boiler + oil tank + plumbing
- Fully insulated
- Door to garden

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