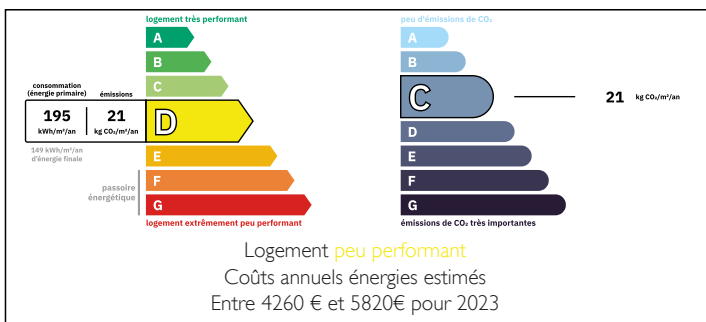


Delightful home with pool and far reaching views only 3km from a beautiful village with amenities.



ENERGY - DPE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	240 m2
Plot Size:	3707 m2

IN BRIEF

Delightful stone home with a contemporary extension, swimming pool and far-reaching views, just 3km from a village with amenities. A tree-lined drive leads to double gates and a gravel driveway with ample parking, surrounded by mature gardens, sweeping countryside views and charming woodland. The spacious accommodation includes a living/dining room, kitchen with dining and seating areas, utility room, three double bedrooms with en-suites, dressing room and ground-floor shower room. A mezzanine office, fully decorated attic with three large Velux windows and a cosy snug with woodburner provide additional versatile space. Double glazing throughout, with superb views from every room. Outside, a garage with workshop, multiple garden seating areas and a swimming pool perfectly positioned to enjoy the panoramic outlook. Ideally located 3km from Allemans-du-Dropt, 10km from Eymet, 11km from Duras and 34km from Bergerac 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.



LOCAL TAXES

Taxe foncière: 1425 EUR

NOTES

DESCRIPTION

Beautifully renovated and extended family home with 240 m² of habitable space, a beautifully planted and established garden and a swimming pool overlooking the valley and the views.

The Rooms:

Ground Floor

Sitting Room (41.61 m²) tiled floor, electric radiators, French doors to garden, Stairs to first floor

Kitchen (33.64 m²) tiled floor, door to garden

Ground Floor old part

Utility Room (11.72 m²)

Entrance Hall (11.46 m²) stairs up to mezzanine office area, French doors to garden

Snug (13.38 m²) Wood stove

Inner Hall (2.61 m²)

Bedroom 1 (12.85 m²)

Ensuite (6.67 m²) bath, toilet, handbasin

Toilet (2.37 m²) shower room

First Floor old part

Mezzanine (21.60 m²) exposed beams, velux

Storage room (20.27 m²) low beams

Corridor (3.31 m²)

Bedroom 2 (13.43 m²)

Small Bedroom / Dressing Room (6.30 m²)

Bathroom (4.53 m²) Bath handbasin toilet

Bedroom 3 (18.53 m²) with patio doors opening onto a balcony/conservatory (9.13 m²)

Shower Room (5.80 m²)

Outside:

Established gardens

Lovely terraced seating areas

Swimming Pool 10 x 4.2

Garage

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