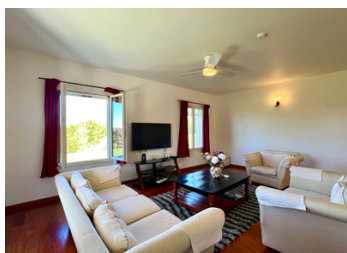


Immaculate country home with pool, 2.5 hectares of land and superb views, just 5 minutes from Eymet!



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	203 m2
Plot Size:	24290 m2

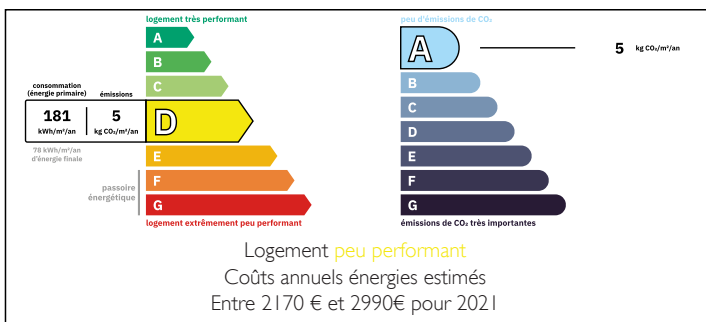
IN BRIEF

Move straight in and enjoy this beautifully maintained property offering generous living spaces, including a 47 m² living/dining room opening onto a covered poolside terrace, a fully equipped kitchen with granite worktops, and three spacious bedrooms, including a master suite with private terrace. Two bathrooms, a utility room and welcoming entrance hall complete the accommodation.

Modern comforts include underfloor heating, double glazing, excellent insulation and a central vacuum system.

Outside, enjoy an 8 x 4 m saltwater pool, landscaped gardens, meadow, woodland and a stream across 2.5 hectares of peaceful countryside — ideal for horse lovers, with an existing stable box. No passing traffic, wonderful views over the Dropt valley and no work required. A superb turnkey home combining comfort, space and the best of

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: 1392 EUR

NOTES

DESCRIPTION

Property Description

This charming, bright, and well-maintained home is both functional and comfortable—ideal for peaceful country living while remaining close to all amenities.

Ground Floor:

Electric underfloor heating, double glazing, wooden shutters, and excellent insulation (floors, walls, and ceilings).

Entrance hall (20 m²): spacious, with a quarter-turn staircase leading to the first floor, tiled flooring, and double doors opening into the living room.

Living / dining room (47 m²): large and bright, featuring a bay window opening onto the covered terrace. Double doors lead to the kitchen and the hall. Open views over the terrace, swimming pool, and garden below.

Kitchen (24.2 m²): fully fitted and equipped (induction hob, extractor fan, oven, dishwasher, granite worktop, built-in central vacuum system). Access to the covered terrace and living/dining room through double doors, as well as to the entrance hall.

Bedroom (15 m²): tiled floor, white-painted walls, and a window overlooking the garden.

Shower room (8.3 m²): shower, WC, vanity unit with basin, window, heated towel rail, and ventilation system.

Utility / laundry room (21.8 m²): equipped with a hot water tank, sink, and direct access to the garden.

First Floor:

Landing (6.3 m²): wooden floor.

Master bedroom (25 m²): with built-in wardrobes