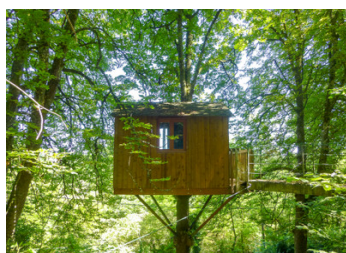
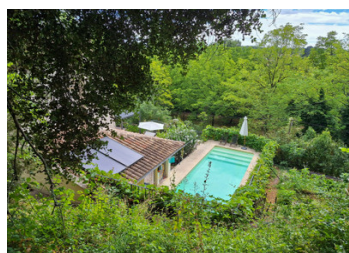
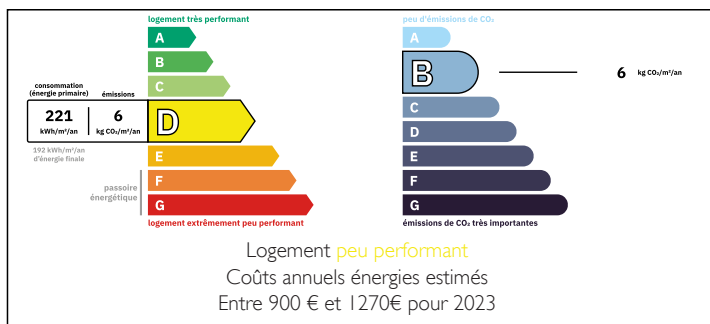


Charming stone property with independent gîte, pool & woodland, - walk to Eymet!



ENERGY - DPE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	187 m2
Plot Size:	12269 m2

IN BRIEF

Just a short stroll from the lively bastide town of Eymet, this characterful stone property offers the perfect blend of charm, space and flexibility.

The main house has four bedrooms, three bathrooms, bright living areas, an office and attractive travertine flooring. A generous 120m² travertine terrace overlooks the swimming pool, creating an ideal setting for outdoor dining and entertaining.

A delightful, independent two-bedroom stone gîte offers excellent potential for holiday rentals or welcoming family and friends. The property also benefits from a garage, carport, fruit orchard, private pétanque court and 1.2 hectares of garden and adjoining woodland.

Modern comforts include double glazing, a recently installed pellet central heating system and

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

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



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