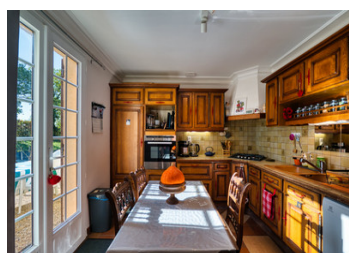
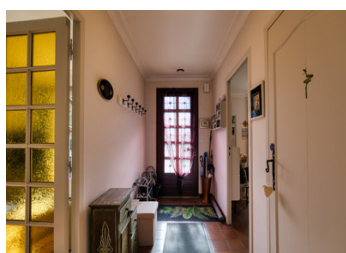
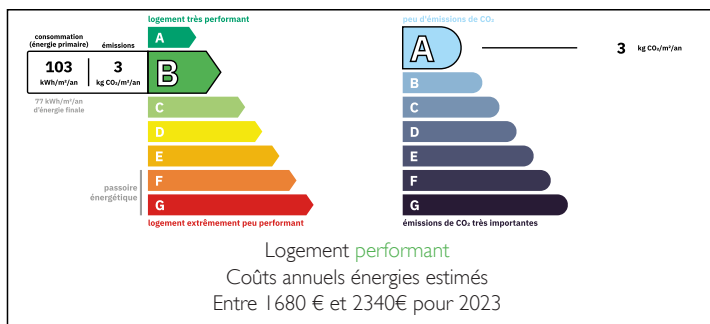


Exclusive – Maurens: 3-bedroom house, 10 × 5 m pool and flexible garden-level space

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Eyraud-Crempse-Maurens
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	240 m²
Plot Size:	0 m²

IN BRIEF

In Eyraud-Crempse-Maurens, near Bergerac in the Dordogne, this detached 3-bedroom house offers scope for a fourth bedroom, a 10 × 5 m pool and a 3,671 m² plot. DPE reference floor area: 245.77 m².

The main floor has a 39 m² living/dining room with fireplace, a 13 m² kitchen, three bedrooms of 13–14 m², a bathroom with bath and shower, and a separate WC.

With its own entrance, the garden level includes a 29 m² office offering a potential fourth bedroom, a 43 m² yoga room that could become a sitting room, a utility room with kitchenette and a store.

Partly covered terrace, pool house with bar and shower room, reversible heat pump, double glazing and a replaced private drainage system.

By road: Maurens school 4.4 km, E.Leclerc

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

In Eyraud-Crempse-Maurens, near Bergerac in the Dordogne, this detached three-bedroom house combines a 10 × 5 m swimming pool with flexible garden-level rooms. The plot measures 3,671 m² and the DPE reference floor area is 245.77 m².

Accessible at ground level from the front of the house, the main floor brings together the living accommodation and bedrooms. The sitting and dining areas centre on an inset wood-burning fireplace. There is a separate fitted kitchen, while French doors open onto the terrace. Three bedrooms, a bathroom with bath, shower and twin basins, and a separate WC complete this floor.

An internal staircase connects to the garden level, which also has its own external entrance. The office offers potential for a fourth bedroom, and the room currently used for yoga could become an additional sitting room. A large utility room already includes a kitchenette, alongside a store and WC. Existing water connections provide scope to add a bathroom.

The layout offers flexibility for family life, visiting friends, hobbies or working from home.

Outside, the partly covered terrace of around 45 m² extends the main living spaces. The operational swimming pool is complemented by a pool house with a bar, barbecue, storage and a shower room with WC.

Heating and cooling are provided by a reversible air-to-air heat pump, supplemented by wood heating. The windows are double-glazed and the private drainage system has been replaced. Recent improvements have also included electrical work, windows and insulation to the lower level.

Principal room sizes

Main floor:...

NOTES