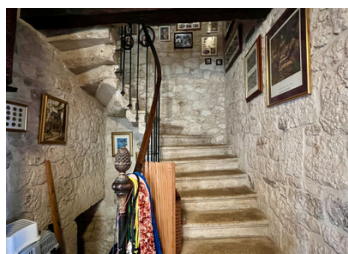


Characterful stone village house with 3 bedrooms and courtyard only 20 mins from Bergerac airport



INFORMATION

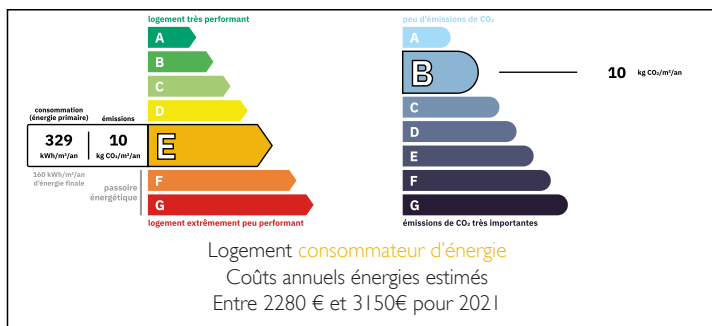
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	45 m2



IN BRIEF

A village house with beautiful stone staircase and impressive stone fireplace, fully double glazed, newly installed kitchen, 3 bedrooms and a courtyard garden. Within walking distance of the local restaurant and village shop. The lively and medieval bastide of Eymet is only 4km away whilst Bergerac airport is only 20km away. Ideal as a permanent home or lock up and leave holiday home.

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: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This bustling family home benefits from double glazing throughout. The accommodation comprises:

Ground Floor

Entrance (7.19 m²) with travertine floor

Sitting Room (26.30 m²) with travertine tiled floor, beautiful stone fireplace

Kitchen (13 m²) Recently installed the kitchen has patio doors opening onto the courtyard

Utility Room (7.36 m²)

Toilet

Cellar

First Floor - An original stone staircase leads up to the first floor

Landing (10.23 m²)

Bedroom 1 (14.55 m²)

Bedroom 2 (12.33 m²)

Bathroom (8.70 m²) with bath, wc, shower and handbasin

Bedroom 3 / Office (12 m²)

Courtyard

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