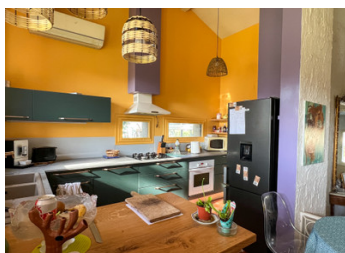


In Eymet, 3 bed family home with garden and swimming pool



INFORMATION

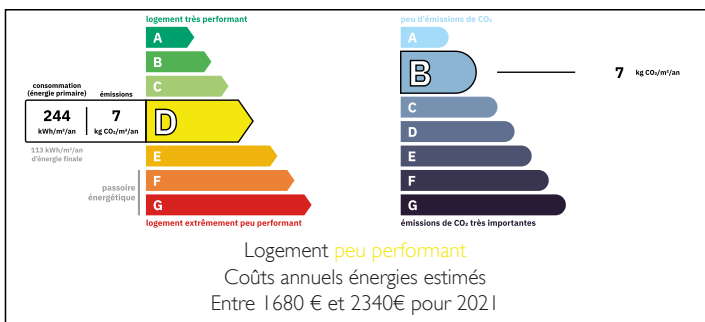
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	817 m2



IN BRIEF

Delightful location, a quiet residential area within walking distance of Eymet. The house needs updating as does the swimming pool. It is a family home with 3 beds, bathroom, kitchen, dining room and sitting room. A large conservatory overlooks the swimming pool. Attached is a garage, workshop and utility room. Eymet is a bustling bastide popular and lively all year round. Bergerac airport is a mere 20 mins away.

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.



DESCRIPTION

This family home benefits from mains drains and heating via heat-pump.

GROUND FLOOR:

- + Entrance (3.70 m²) Glazed door, terracota tiled floor
- + Toilet with window (1.84 m²)
- + Kitchen (12.74m²)
- + Dining Room (10.55m²)
- + Sitting Room (19.58m²)
- + Large Conservatory/Veranda overlooking the pool and garden (16.43m²)

FIRST FLOOR

- + Landing (3m²)
- + Bedroom 1 (11m²) with fitted wardrobe area
- + Bedroom 2 (11.05m²) with fitted wardrobe area
- + Bathroom (5m²) with bath, bidet, his and hers handbasin

MEZZANINE LEVEL

- + Bedroom 3 (15m²)

Attached to the house

Garage - Utility Room (21m²) door opening onto the garden

Store Room / workshop (11.18m²)

Fully fenced garden

Swimming pool which needs a new liner 12 x 6

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

LOCAL TAXES

Taxe foncière: 785 EUR

Taxe habitation: EUR

NOTES