

Spacious stone farmhouse with outbuildings, swimming pool and beautiful views. Close to Eymet.



INFORMATION

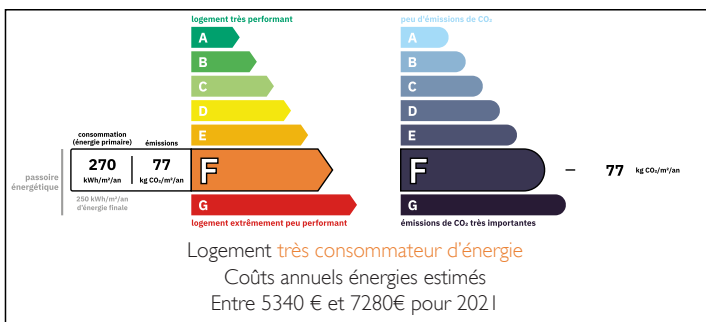
Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	260 m2
Plot Size:	4558 m2

IN BRIEF

Close to Eymet and the hilltop village of Soumensac this stone property is a spacious family holiday home. The huge living room / games room is on the first floor whilst the rest of the accommodation is all on the ground floor; 4 bedrooms, 3 bath/shower rooms. A large covered terrace and swimming pool from which to admire the surrounding countryside. Two large barns offer the potential to extend. Eymet 10km, Bergerac and its airport only 29km.

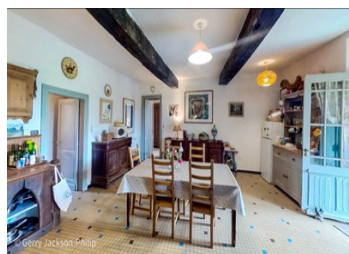


ENERGY - DPE



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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: 1230 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This spacious and light farmhouse with outbuildings and swimming pool is set in grounds of 4,500 m². Established mainly on one level with only the games/sitting room on the first floor. The house has oil fired central heating and has retained many original features with terracotta floors on the ground floor.

The Farmhouse (260m²)

Arranged over two floors, the accommodation comprises;

Ground floor

- + Entrance (10.31 m²) with terracotta tiled floor
- + Large Farmhouse Kitchen (33 m²) with open fireplace and beams
- + Bedroom 1 (29.55 m²) with terracotta tiled floor
- + Bedroom 2 (23.31 m²)
- + Bedroom 3 (14.37 m²)
- + Bedroom 4 (21 m²)
- + Utility Room (8.16 m²)
- + WetRoom 1 (4.33 m²) shower, wc, handbasin and heated towel rail
- + WetRoom 2 (4.42 m²) shower, wc, handbasin and heated towel rail
- + WC (1.54 m²)
- + Bathroom (4.42 m²) bath, handbasin and bidet
- + Boiler Room
- + Second Entrance (5.60 m²)

Access to first barn

FIRST FLOOR

- + Huge sitting room and games room (90 m²)

OUTSIDE

- + Large Covered Terrace
- + Swimming Pool
- + Two large barns and hangars

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