

Stone farmhouse with 2 gites, swimming pool and outbuildings only 11 km from Eymet



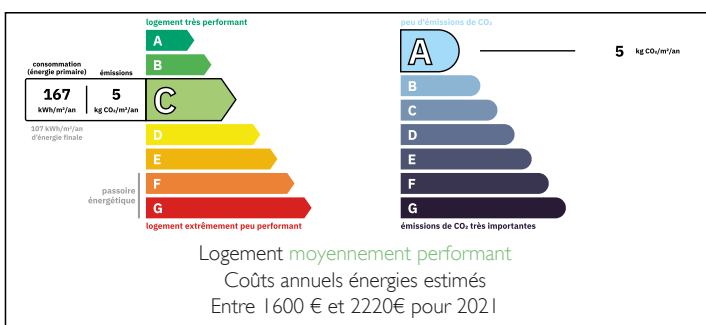
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 5        |
| Bath:       | 4        |
| Floor:      | 279 m2   |
| Plot Size:  | 15000 m2 |

## IN BRIEF

This beautiful and impeccably maintained property has recently been renovated and upgraded to create a spacious, elegant and comfortable home. The property also boasts 2 well appointed gîtes, a swimming pool (8 x 4), a large attached barn and 1.5 hectares of grounds. A lovely family home offering the possibility of a seasonal rental activity close to the region's tourist bastides. Only 11 km from Eymet, 12 km from Duras and 32 km from Bergerac airport.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Benefiting from a peaceful rural setting, this charming property with its two gîtes, large barn and swimming pool is close to the surrounding medieval bastides and vineyards of Duras and Bergerac wines, as well as the Château des Vigiers golf course (27 holes) just 15km away.

The main house (180 m<sup>2</sup>)

Mainly single-storey with recently installed heat pump heating and double glazing, this house comprises :

- + Entrance hall (8.13 m<sup>2</sup>) glazed entrance door, tiled floor and large storage area for boots and coats.
- + Fully fitted and equipped kitchen (30.51 m<sup>2</sup>) with large door opening onto the garden and into the dining room.
- + Utility room (14 m<sup>2</sup>) with door to kitchen and door to adjoining barn.
- + Dining room (22 m<sup>2</sup>) double exposure, wood-burning stove.
- + Living room (26 m<sup>2</sup>) glazed doors on both sides to garden.
- + Corridor to bedrooms (9.47 m<sup>2</sup>) tiled floor
- + Bedroom 1 / Study (10.37 m<sup>2</sup>)
- + Bedroom 2 (17 m<sup>2</sup>)
- + Large Dressing Room (6 m<sup>2</sup>)
- + Bathroom (7.56 m<sup>2</sup>) with bath, shower, towel warmer and WC

First Floor

Master suite comprising

- + Landing, dressing room (11.21 m<sup>2</sup>)
- + Bedroom (15.06 m<sup>2</sup>) with built-in wardrobe
- + Shower room (7 m<sup>2</sup>) with shower, WC, washbasin and towel heater

The Gites are sold fully furnished

Gite 1 (49.34 m<sup>2</sup>) travertine floor, double glazing, reversible air-conditioning

- + Living room (30.53 m<sup>2</sup>) with kitchenette
- + Bedroom (13.12 m<sup>2</sup>)
- + Shower Room (5.69 m<sup>2</sup>) with Italian shower, toilet, washbasin and heated towel rail