



Ref: A32471GJP24

Price: 205 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (190 000 EUR without fees)

### Village house with large garden and pool















## INFORMATION

Town: Eymet

Department: Dordogne

Bed: 3

Bath: 2

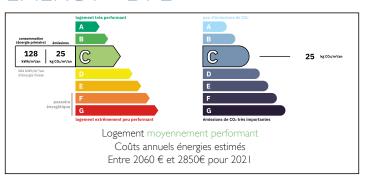
Floor: 155 m2

Plot Size: 5000 m2

### IN BRIEF

Situated in the heart of a small village 4 km from Eymet, a large semi-detached house with large enclosed garden and swimming pool. The house comprises 3 large bedrooms, a sitting room with fireplace, a dining room and kitchen, a bathroom and wc on both floors. There is the possibility of extending the property with a partially converted outbuilding. Eymet 4km and Bergerac 25km

## **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.



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## LOCAL TAXES

Taxe foncière: 426 EUR

Taxe habitation: EUR

## **NOTES**

# DESCRIPTION

This spacious house benefits from oil-fired central heating.

Ground floor (tiled floor)
Entrance hall (11.63 m²)
Dining room (18 m²) opening onto the kitchen
Kitchen (13.15m²) Door to semi-fitted outbuilding
Lounge (24.20m²) with fireplace/insert

Shower room with wc (4.26m<sup>2</sup>)

### Semi-fitted outbuilding

Living room of 36m2 with view on the park thanks to a large bay window, 2 rooms of 19m2 which can be arranged in bedroom or office of a garage of 36m2

First Floor

Landing/corridor (13.66m<sup>2</sup>)

Bedroom I (14.18m<sup>2</sup>)

Bedroom 2 (18.75m<sup>2</sup>)

Bedroom 3 (18.02m<sup>2</sup>)

Bathroom (11.30m<sup>2</sup>)

WC (4.02m<sup>2</sup>)

Outside

Fenced plot of 5000

Swimming pool 12 by 5 and

gazebo of 25m2.

3000w of photovoltaic panels supply part of the house with electricity.

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