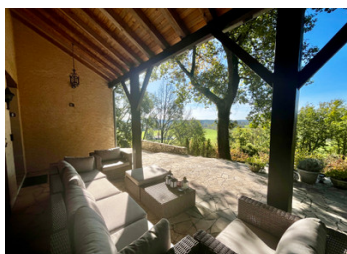


A fabulous recently renovated property on the outskirts of Eymet with panoramic countryside views

EXCLUSIVE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 180 m2   |
| Plot Size:  | 7199 m2  |

## IN BRIEF

\*\*\* Under Offer \*\*\* Discover idyllic living in this charming property nestled on the outskirts of the picturesque bastide town of Eymet. Perched on a hilltop, this home offers breathtaking, panoramic views of the rolling countryside.

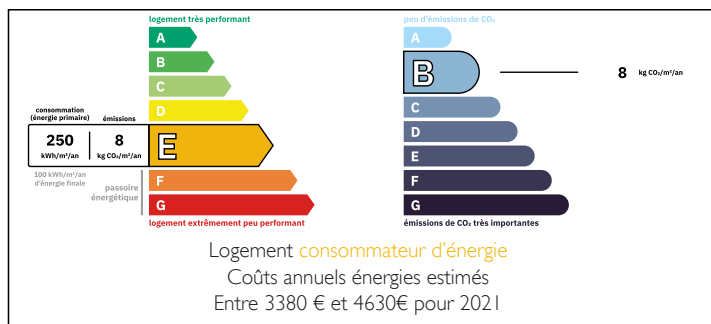
Relax on the large covered terrace, ideal for alfresco dining

A spacious layout across two floors including an open plan lounge / diner with a fantastic open fire and stunning views, fully equipped kitchen, 4 generously sized bedrooms, 2 stylish bathrooms, study, utility room & storage room. The property also benefits from a pool, large garage and cave, double glazing and new boiler.

This property offers the best of both worlds: peaceful countryside living in an elevated position with unparalleled views & walking distance to Eymet, a picturesque bastide town renowned for its market, restaurants, and vibrant community.

Bergerac airport is only 25 minutes...

## 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

Entrance Hallway (approx 11m<sup>2</sup>)  
 Lounge / Diner (approx 35.5m<sup>2</sup>)  
 - Wood burner  
 - French doors to terrace  
 Kitchen (approx 12m<sup>2</sup>)  
 - Fully fitted with new oven and exhaust  
 - Door to garden  
 Utilities (approx 5.4m<sup>2</sup>)  
 - Cupboards  
 Bedroom 1 (approx 12.9m<sup>2</sup>)  
 - Cupboards  
 Ensuite (approx 7.55m<sup>2</sup>)  
 - Wash-hand basin, shower  
 WC (approx 3m<sup>2</sup>)  
 Floor 1  
 Landing (approx 14m<sup>2</sup>)  
 - Cupboards  
 Bedroom 2 (approx 28.2m<sup>2</sup>)  
 - Electric burner  
 Bedroom 3 (approx 12.8m<sup>2</sup>)  
 Study (approx 10.2m<sup>2</sup>)  
 Bathroom (approx 7m<sup>2</sup>)  
 - Wash-hand basin, shower over bath  
 WC (approx 3m<sup>2</sup>)  
 Bedroom 4 (approx 10.3m<sup>2</sup>)  
 Boiler room (approx 10.3m<sup>2</sup>)  
 Storage room (approx 6.2m<sup>2</sup>)  
 - Shelving & cupboards

## LOCAL TAXES

**Taxe foncière:** 1159 EUR  
**Taxe habitation:** EUR

## NOTES

Garage (approx 25.3m<sup>2</sup>)  
 Cave  
 Above ground pool  
 Land - a combination of established trees & lawn

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