



Ref: A33255AW47

Price: 275 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (258 500 EUR without fees)

Charming & spacious home with terrace, lovely garden & outbuildings situated in a popular village.













FNFRGY - DPF



INFORMATION

Town: Eymet

Department: Dordogne

Bed:

2 Bath:

Floor: 144 m² Plot Size: 3150 m2

IN BRIEF

This delightful family home is situated in the heart of a popular village, offering the perfect blend of rural tranquility and modern convenience.

The property boasts spacious and well-appointed accommodation, including a welcoming lounge / diner which opens out onto a lovely elevated wooden terrace; an ideal spot to enjoy a morning coffee or evening sunsets. A separate dining room also opening onto the terrace features a cosy wood burner. There is a well equipped kitchen, utilities room plus WC's. Upstairs, you'll find 2 generously sized bedrooms, 2 smaller bedrooms, study & 2 contemporary bathrooms.

Outside, the property offers a generously sized garden & large garage providing ample space for vehicles & storage. The spacious outbuildings are additional structures offering endless potential.

The popular bastide town of Eymet is a 7 minute drive and Bergerac is 30 mins with it's International...

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: 1703 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Lounge / Diner (approx 32.5m2)

- French doors to wooden terrace Kitchen (approx 17m2)
- Fully fitted
- Electric oven with Induction hob) Dining Room (approx 19m2)
- French doors to wooden terrace
- Woodburner

Utilities (approx 7m2)

- Cupboards
- Access to garden

WC (approx 1.8m2)

Corridor (approx 4.7m2)

WC (approx 2m2)

- Wash hand basin

Floor I

Main Bedroom (approx 12.8m2)

- Cupboards

Ensuite (approx 5m2)

- Shower, wash hand basin, WC Bedroom 2 (approx 13.2m2)

Study (approx 5m2)

Bedroom 3 (approx 9m2)

- Velux

Bedroom 4 (approx 7.8m2)

- Cupboards

Bathroom (approx 5.5m2)

- Bath with overhead shower
- Wash hand basin, WC

Landing (approx 7m2)

Outside

Wooden Terrace (approx 42m2)

Garage (approx 64m2)

Outbuilding I (approx 54.5m2)

Outbuilding 2 (approx 10.3m2)

Outbuilding 3 / gîte (approx 14.5m2)

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