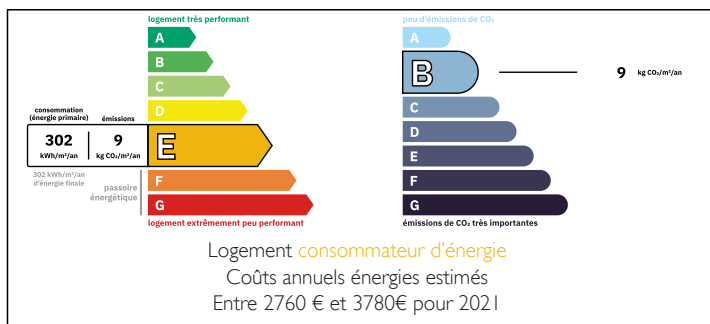


Charming Stone 3 bed Farmhouse with Pool, Barns & stunning views situated in a peaceful location near Eymet



ENERGY - DPE



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	188 m2
Plot Size:	8360 m2

IN BRIEF

Nestled between the charming towns of Eymet and Lauzun, this delightful 3-bed stone farmhouse offers a unique opportunity to embrace the tranquil beauty of rural France. Boasting a blend of rustic charm & modern comfort, this property is ideal for those seeking a peaceful retreat with potential for expansion.

Whether you're looking for either a family or holiday home or a project with income potential, this property ticks every box.

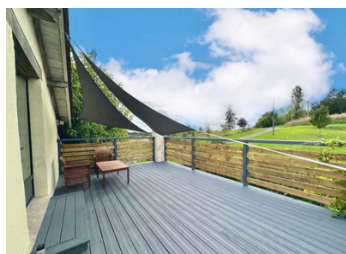
The open-plan lounge, kitchen, & dining area is perfect for entertaining, offering a cozy yet airy atmosphere with plenty of natural light plus the addition of a wonderful balcony offering sweeping views of the countryside.

Master bedroom with lounge area and en-suite bathroom, 2 further bedrooms and family bathroom. There is also a fabulous pool & established vegetable patch.

Transform the existing barns into additional living

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 foncière: 700 EUR

NOTES

DESCRIPTION

Entrance / Reception Room (approx 25m2)

- Tiled floor
- Woodburner

Master Bedroom & Lounge area (approx 30m2)

- Exposed beams
- French doors leading to garden

Ensuite (approx 5m2)

- Shower, washhand basin, WC)
- Heated towel rail

Utilities (approx 7m2)

- Sink & cupboards

Bathroom (approx 4.7m2)

- Bath, washhand basin, WC)
- Heated towel rail

Storage (approx 1.6m2)

Terrace (approx 26.5)

1st Floor

Lounge / Diner / Kitchen (approx 92m2)

- Woodburner
- Exposed beams

Balcony (approx 26.5m2)

Barn (approx 255m2)

- Offices, storage rooms & bathroom
- Swimming pool with timber decking

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