

Superbly located country house with grounds of 9 000 m , swimming pool, only 5 km from Eymet

EXCLUSIVE



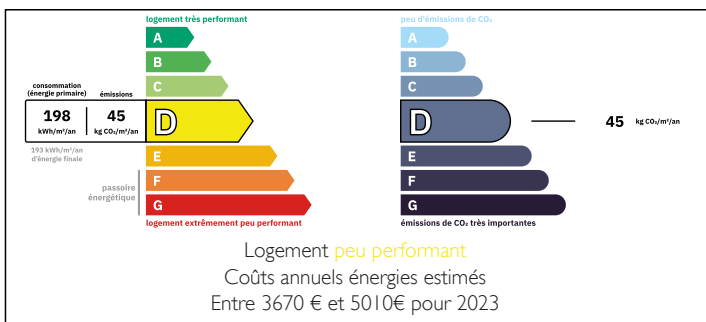
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	9323 m2

IN BRIEF

Ideally located in a secluded countryside location, within easy reach of the thriving bastide of Eymet a beautifully presented 3 bedroom stone country house bursting with character, with exposed stone and beams throughout. This delightful property offers the best of country living with grounds of 9000m² (2.2 acres) and the benefit of proximity to the local bastides and Bergerac airport only 27km away

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

The House, arranged over two floors and benefitting from double glazing throughout and oil fired central heating plus underfloor heating in the kitchen.

Ground Floor

Entrance (3.09 m²)

Shower Room (5.61 m²) with shower, wc and handbasin

Dining Room (15.32 m²) with exposed stone wall and beamed ceiling

Kitchen (32.12 m²) recently extended and refurbished, with tiled floor, underfloor heating and door to garden

Living Room (41 m²) Travertine flooring, fireplace with wood burning stove, exposed stone wall and beams,

Veranda (8.17 m²)

Boiler Room / Utility

FIRST FLOOR

Landing, corridor to bedrooms (3.79 m²)

Bedroom 1 (21.04 m²)

Ensuite bathroom (5.51 m²) with bath, handbasin and wc

Bedroom 2 (10.23 m²)

Bedroom 3 (21.28 m²)

Outside

Grounds of 9 000 m² laid to lawn, with mature shrubs and bushes.

Swimming Pool (Salt) 10 x 5 plus roman steps, the liner was replaced in 2024

Garage (52 m²) with water and electricity, double glazed windows lead one to see how easily it could be converted into guest accommodation if desired.

Pool Room / Workshop (25 m²)

Within a few minutes on foot you can access the beautiful walk around the local fishing lake, ideal for walking, jogging, cycling or simply enjoying the views.

LOCAL TAXES

Taxe foncière: 1824 EUR

Taxe habitation: EUR

NOTES