

Unique building project with over 3.4 acres of land, stunning views, heated pool and spa, 6km from Eymet

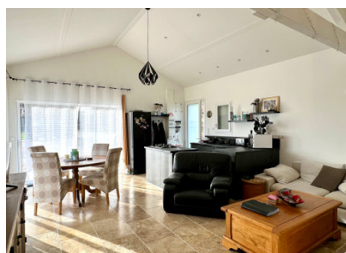


INFORMATION

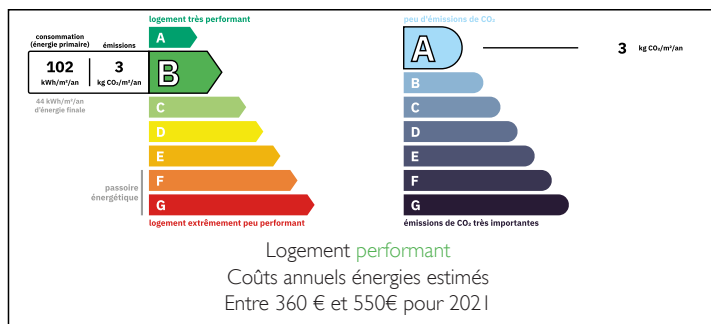
Town:	Eymet
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	49 m2
Plot Size:	13989 m2

IN BRIEF

Beautifully situated with far reaching views, this unique project is to create a 2 bedroom home and live in a one bedroom house whilst doing it. The property has a natural water source, breath-taking views all around and easy access of 1.2km to schools, shops, bars and restaurants of Sigoules and only 15 mins from Bergerac and the airport and of course 6km from Eymet.



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

This partially completed building project comprises - one fully built one bedroom annexe (49m²) with open plan kitchen/living/dining area, bedroom and ensuite bathroom.

The future main home (109m²) - currently a shell, roof and walls, with a planned further open plan kitchen/living diner, laundry, 2 bedrooms and 2 ensembles.

Outside there is a heated 8 x 4 x 1.6m heated swimming pool with electric retractable cover and a spa for rest and relaxation. A large shaded terrace is the perfect place to sit in the heat of summer and enjoy the views.

If your a builder this is an ideal project for you.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES