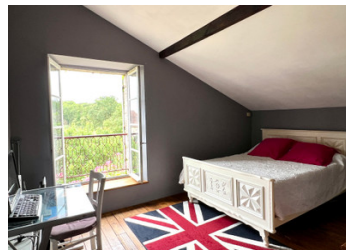


Fabulous opportunity large property full of character with two separate houses and outbuildings 7km from Eymet



INFORMATION

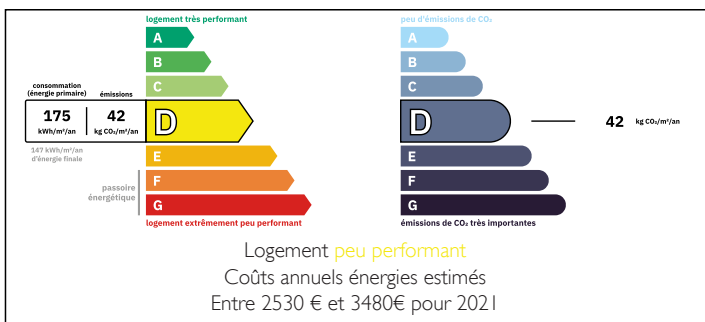
Town:	Eymet
Department:	Dordogne
Bed:	9
Bath:	5
Floor:	470 m2
Plot Size:	28348 m2



IN BRIEF

Close to a lively bastide, this old farmhouse comprises two spacious houses (255m² and 217m²), a pigeonier and various outbuildings. A property that offers a myriad of possibilities close to Bergerac (21m²), Eymet (7km) and Issigeac (14km).

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

House 1 (255 m²) (The accommodation is on one level with an attic above)

This first house requires some modernising and updating and once transformed will offer spacious and light living accommodation. The living space comprises: Entrance Hall, living room, kitchen dining room, back kitchen and utility room, office, five large bedrooms and four shower rooms.

House 2 (217 m²) (established on two levels and more recently refurbished)

Large dining room and kitchen with utility room, living room, office and on the first floor four bedrooms and one bathroom.

Surrounded by grounds, mature trees and a selection of outbuildings. This old farmhouse has much to offer situated in a peaceful location close to Eymet

To note that there is one electric and water meter for both houses, the oil boiler services the central heating for both accommodations.

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

NOTES