

Beautifully modernised property, with pretty stone barns, swimming pool, grounds of 8625 m

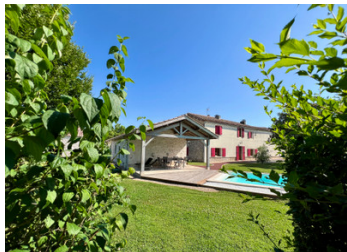


## INFORMATION

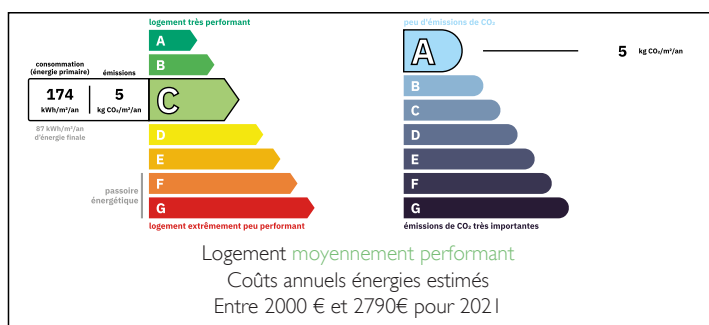
|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 206 m2   |
| Plot Size:  | 8625 m2  |

## IN BRIEF

Stunning countryside residence, fully modernised to provide generous living space, including an open-plan kitchen and dining area, a cosy sitting room, exercise room, four bedrooms, and two bathrooms. Impeccably maintained throughout, with beautifully renovated stone outbuildings, a swimming pool, and a covered seating area for outdoor relaxation. Ideally located just 5 minutes from Eymet and 20 minutes from Bergerac and its airport



## 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.



## LOCAL TAXES

**Taxe foncière: 1659 EUR**

## NOTES

## DESCRIPTION

The house benefits from double glazing and reversible air conditioning for absolute comfort.

Rooms:

Ground Floor

Kitchen / Dining Room – (44 m<sup>2</sup>)

Living Room – (27.7 m<sup>2</sup>)

Hallway – (11 m<sup>2</sup>)

Living Room – (37.5 m<sup>2</sup>)

Laundry Room – (12.5 m<sup>2</sup>)

Shower Room / WC – (4.7 m<sup>2</sup>)

First Floor

Master Bedroom – (30 m<sup>2</sup>)

Bedroom 2 – (14.7 m<sup>2</sup>)

Walk-in Closet – (6 m<sup>2</sup>)

Bathroom / WC – (8.8 m<sup>2</sup>)

Landing – (3.7 m<sup>2</sup>)

Bedroom 3 – (14 m<sup>2</sup>)

Bedroom 4 – (14 m<sup>2</sup>)

Stone Outbuildings

Barn – (280 m<sup>2</sup>)

1 Shower Room with WC

2 Rooms