

Delightful 3-Bedroom Townhouse with Courtyard in the Heart of Eymet – Only 20 Minutes from Bergerac Airport



INFORMATION

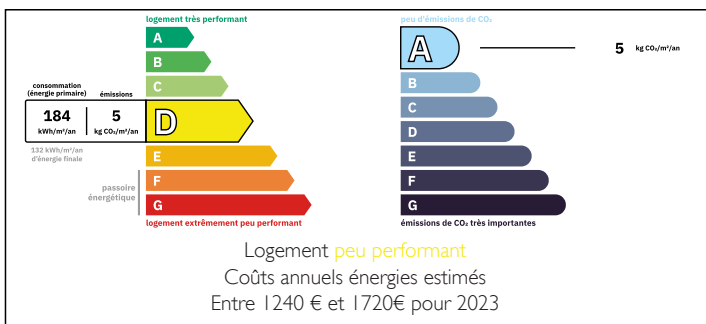
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	110 m2

IN BRIEF

Full of charm and character, this beautifully renovated townhouse offers three spacious bedrooms, a stylish kitchen and bathroom, and a private courtyard garden. Thoughtfully restored to showcase original features, it's a turnkey home in the heart of historic Eymet, just steps from shops and restaurants. Only 20 minutes from Bergerac airport, it's perfect as a full-time residence or holiday retreat.



ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

Character, Light & Rare Outdoor Space

Nestled on a quiet street in the heart of Eymet, this beautifully restored village house combines historic charm with modern comfort. Featuring a re-pointed facade of exposed stone and traditional timber framing, it reflects the unique character of this medieval bastide town.

Ground Floor Accommodation

Spacious Open-Plan Living & Dining Room – 8 x 5.4 m (44 m²)

A welcoming and light-filled space featuring an exposed stone wall, wooden floor, a beamed ceiling and a fireplace fitted with an insert wood-burning stove.

Stylish Kitchen – 5 x 3.6 m (18 m²)

Accessed via a wide archway from the main living area, the kitchen enjoys patio doors opening onto the private courtyard.

First Floor Accommodation (wooden floors)

Landing

With access to the attic via a pull-down ladder.

Bedroom 1 – 4.6 x 3.8 m

With a large window with wrought iron balustrade, and a Velux skylight offering views of Eymet's historic stone fortification walls.

Bedroom 2 – 5.5 x 2.6 m

A charming mix of stone, plaster, and timber-framed walls and a large window allowing for plenty of natural light.

Bedroom 3 – 3.3 x 3 m

Separate WC

With hand basin and tiled floor.

Family Bathroom – 3 x 2.6 m

A characterful blend of plaster and stone walls, featuring a bathtub with shower, towel radiator, WC (discreetly hidden behind a low tiled partition), and an antique wooden vanity unit with basin. A built-in storage cupboard completes the space.

Attic

Accessible from the landing, the attic is partly