

Charming Renovated Stone Farmhouse in Idyllic Countryside Setting with Scenic Views and Private Pool

EXCLUSIVE



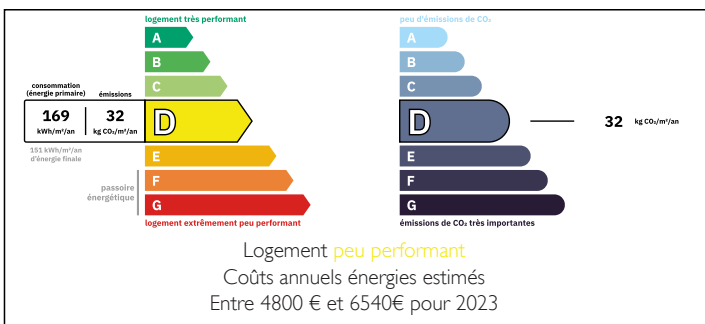
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	272 m ²
Plot Size:	13329 m ²

IN BRIEF

Set in a peaceful countryside location, this charming and character-filled 4-bedroom stone farmhouse with beautiful views from all sides, is just a short drive from the picturesque medieval bastide of Eymet, offering all local amenities. The property sits on 1.3 hectares (approx. 3.3 acres) of grounds, featuring a swimming pool, a double garage, and a large garden abundant with a variety of fruit trees. Full of authentic charm and rustic character, the house is ideally situated just 7 km from Eymet and 18 km from Bergerac 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.



DESCRIPTION

The house (270 m²)

Benefitting from oil fired central heating, double glazing and rooms full of original features the house comprises:

Entrance Hall (17.53 m²) terracotta tiled floor, storage cupboard

Salon (26.52 m²) Terracotta tiled floor, beamed ceiling, exposed stone walls, fireplace

Dining Room (32.76 m²) wooden floor, french doors opening onto the garden

Inner Lobby (7.80 m²)

Bathroom (10.34 m²) bath, wc, shower, handbasin and towel radiator

Boiler Room

Kitchen Breakfast room (26.52 m²) with french doors opening onto the pool and underfloor heating

Large sitting room/ garden room (34.17 m²) with vaulted ceiling, patio doors to pool area, underfloor heating and mezzanine (12.28 m²)

Office / Bedroom 1 (25.04 m²)

Bedroom 2 (36.28 m²) french doors to garden

Ensuite shower room (9 m²) with shower, wc and handbasin

Bedroom 3 (16.41 m²)

Bedroom 4 (17.75 m²)

Large double garage of more recent construction (54 m²)

Swimming Pool

Garden outbuilding with covered terrace

Large garden with established fruit trees, including 2 kinds of apple, pear plums, figs, cherries, walnuts, chestnuts, grapes, sloes and quince.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES