

Stunningly located 4-bedroom home with breathtaking views over Lac de L'Escourou.



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	2062 m2

## IN BRIEF

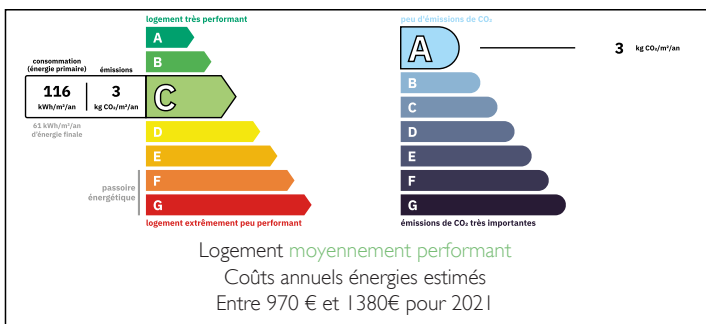
A rare opportunity to acquire this unique, architect-designed home, built to an exceptional standard and offering spacious, comfortable living in one of the most desirable locations. Enjoy breathtaking views over the lake from every room, all of which open onto the terrace.

The property features a large open-plan kitchen and dining area, a stunning sitting room with a vaulted ceiling and wood-burning stove, four double bedrooms, two ensuite shower rooms, and a family bathroom.

Ideally located just 4 km from Eymet and 27 km from Bergerac airport.

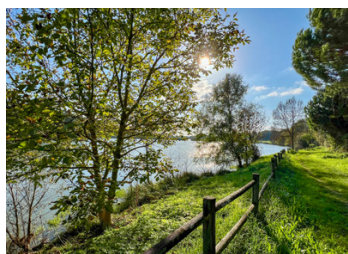


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière:** 1308 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A carefully designed house completed in 2008 which benefits from double glazing, underfloor heating in the tiled areas of the kitchen and bathrooms, heating/air conditioning in all the bedrooms and solar water heating.

The accommodation all on one level:

Entrance Hall (7 m<sup>2</sup>)

Open plan Kitchen / Dining Room (27 m<sup>2</sup>) a fully fitted kitchen area open onto the dining room. Glazed double doors open onto the terrace area.

Sitting Room (28 m<sup>2</sup>) A very impressive room with a high vaulted ceiling, beams, oak floor, woodburning stove and glazed doors onto the terrace

Bedroom 1 (25 m<sup>2</sup>) with ensuite shower room and WC

Bedroom 2 (18 m<sup>2</sup>) with ensuite shower room and WC

Bedroom 3 (14 m<sup>2</sup>)

Bedroom 4 / Office (14 m<sup>2</sup>)

Family Bathroom with WC (4 m<sup>2</sup>)

OUTSIDE

A covered car port with direct access to the house.

A terrace with a large seating area to enjoy the views

Grounds of 2000 m<sup>2</sup>

The septic tank has passed and conforms to current regulations

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