

Exclusive location 6-bed home with heated pool, panoramic views, secluded spot just 5 mins from Eymet



INFORMATION

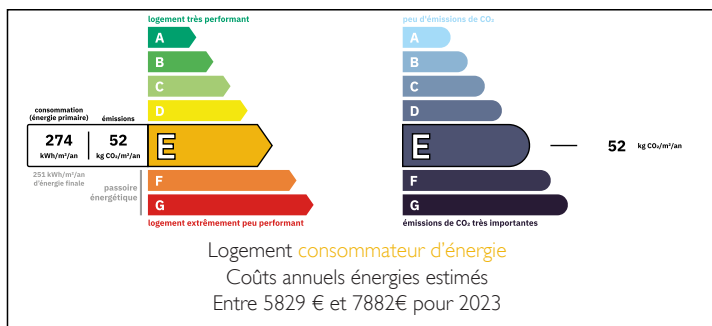
Town:	Eymet
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	229 m2
Plot Size:	5360 m2



IN BRIEF

Perched in a commanding position high above the valley, this wonderful property sits on 1.3 acres (5,360m²) of mature gardens. The spacious, 6 bed property with light-filled rooms, with the main reception areas located on the first floor. A full-length balcony runs along the house, offering breathtaking views over the valley and the town of Eymet. Ideal as a large family home, it also presents potential for dual-family living or as a holiday rental opportunity. 1.5km Eymet & 23 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: 1680 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Spacious Family Home with Pool, Panoramic Views & Peaceful Setting – Just 5 Minutes from Eymet
Set at the end of a private, tree-lined driveway on the edge of a quiet hamlet, this immaculate 6-bedroom property offers 242 m² of living space and sits on 5,360 m² of beautifully landscaped, mature gardens. Enjoy breath-taking views over the valley and Eymet from its elevated position, along with modern comforts and generous living areas – ideal for a large family, dual living, or holiday rental potential.

The property includes:

Main Floor:

Entrance via full-length balcony

Living room (29 m²) with parquet flooring, fireplace with woodburner, and French doors opening to the balcony

Dining room (22 m²) with parquet flooring

Fully fitted kitchen (14 m²)

3 bedrooms (16, 13, and 18 m²) – one currently used as a dressing room with fitted wardrobes

Bathroom with bath and shower

Separate W.C.

Garden Level:

3 spacious bedrooms (15, 17, and 19 m²), two with French doors to garden

Conservatory (7.5 x 2.3 m) with garden access

Bathroom with bath, W.C. & bidet

Shower room with walk-in shower and W.C.

Utility room (17 m²) with storage and French doors to garden

Workshop (15 m²) with storage and workbenches

2 garages, one with access to the cellar

Features & Comfort:

Oil-fired central heating + woodburner

Full double glazing throughout

Electric awning over the balcony

Heated saltwater pool (8 x 4 m)

Landscaped, level garden with mature trees and fruit trees

Stone outbuilding with electricity, covered terrace, and built-in barbecue

Bonus Highlights: