

Ref: A38164AW47

Price: 215 000 EUR

agency fees to be paid by the seller

#### Delightful 3 bedroom home with pool located in popular the village of Seyches.















# INFORMATION

Town: Eymet

Department: Dordogne

Bed: 3

Bath:

Floor: 84 m<sup>2</sup>

Plot Size: 639 m2

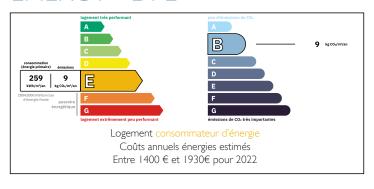
## IN BRIEF

Located in the sought-after village of Seyches, just a short drive from Marmande with its fast train to Bordeaux, this charming property offers the perfect blend of comfort & convenience.

With 3 bedrooms, a bright lounge perfect for family living, a fully equipped kitchen & bathroom with separate WC, this home is ideal as a family residence, a holiday getaway, or a rental investment. Cool off during the summer months in the swimming pool & enjoy the charming balconies both at the front & the back of the property. The large sous-sol with double doors is ideal for car parking or additional storage. With its local amenities, including a boulangerie, pharmacy, épicerie & restaurant, Seyches has a vibrant community feel.

Just 20 mins to Eymet & 40 mins to Bergerac with its International 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.





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# LOCAL TAXES

Taxe foncière: 1226 EUR

Taxe habitation: EUR

# NOTES

## DESCRIPTION

Lounge (approx 19m2)

- French doors to balcony
- Reverse cycle aircon
- Storage heater Kitchen (approx 11m2)
- Fully equipped
- Air extractor Bedroom I (approx 9m2)
- Reverse cycle aircon Bedroom 2 (9m2)
- Reverse cycle aircon
- French doors to balcony Bedroom 3 (9m2)
- Reverse cycle aircon Bathroom (5 m2)
- Walk-in shower, WC (approx 2m2) Corridor (approx 19m2)
- Storage heater

Basement (approx 83m2)

- Double garage doors

Pool (approx 9 x 4)

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