

Just outside Eymet – Renovated stone home with pool, countryside charm and stunning design features



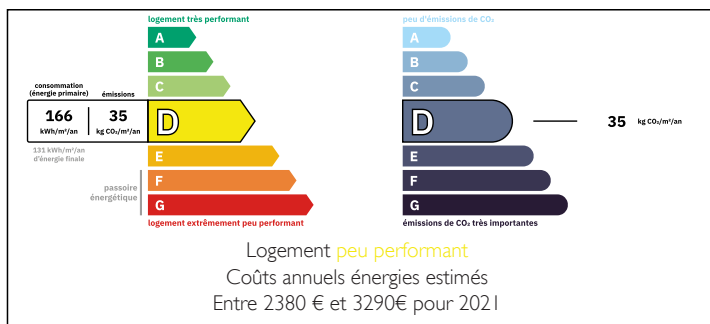
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	2
Floor:	226 m2
Plot Size:	2665 m2

IN BRIEF

Just minutes from the vibrant bastide town of Eymet and 25 minutes from Bergerac airport, this stunningly renovated stone property is the perfect blend of French charm and modern luxury. Step into a bright, spacious lounge/dining room with exposed beams, stone walls and a beautiful open fireplace—ideal for cosy evenings or entertaining. A sleek kitchen by Ateliers Auneau and a second elegant living space with fireplace offer style and flexibility. With two bedrooms, including a master with ensuite, plus a separate ensuite guest room with its own entrance. Underfloor heating and reversible air conditioning ensure year-round comfort. Outside, the landscaped garden boasts a swimming pool and covered terrace with open countryside views. A double garage with mezzanine adds practicality to this irresistible home.

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: 1743 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Rooms

Entrance / Porch (approx. 7 m²)

Lounge / Dining Room (approx. 77.5 m²) Exposed stone walls and wooden beams

Open fireplace, French doors leading to terrace and garden

Lounge / Snug / Bedroom 1 (approx. 43.5 m²) Wooden beams, Open fireplace, French doors opening onto terrace and garden

Kitchen (approx. 15.5 m²), Fully fitted with granite worktops and fixtures by Ateliers Auneau, Bora cooktop with integrated extractor

Utility Room (approx. 4 m²), Shelving and cupboards for storage

Bathroom (approx. 6 m²) Shower, wash basin, heated towel rail, and WC

Bedroom 2 (approx. 19 m²) French doors to garden, Reverse cycle air conditioning

Ensuite Bathroom (approx. 9.5 m²) Double wash basin, bathtub, heated towel rail, and WC

Walk-in Wardrobe (approx. 7 m²) Shelving, drawers, and hanging space

Bedroom 3 (approx. 14 m²) Private external access

Ensuite Bathroom (approx. 2.5 m²)

Shower, wash basin, heated towel rail, and WC

Garage (approx. 40 m²) Electric roller doors, Sink and cupboards and Mezzanine storage space

Covered Terrace 1 (approx. 35.5 m²) Features original internal tiles from the house

Terrace (approx. 21 m²) Overlooks garden and surrounding fields

Swimming Pool 9 x 4 meters

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