

## Charming renovated house, former part of a priory, in the heart of a lively village near Eymet



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

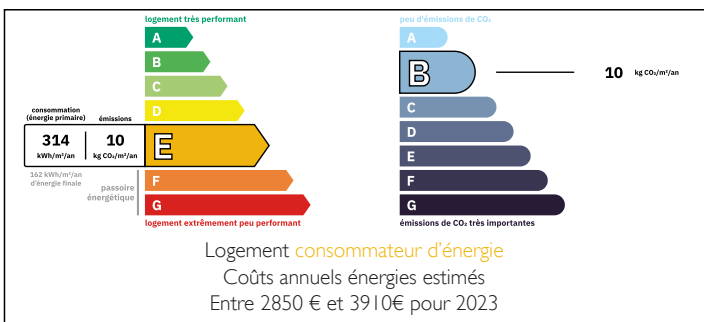
Located in the heart of a lively and sought-after village, just 5 km from Eymet and 24 km from Bergerac, this charming home, once part of a former priory, has been carefully restored. It combines authenticity with modern comfort, while offering close proximity to vibrant bastide towns and all amenities.

Layout: Ground floor (approx. 65 m<sup>2</sup>): entrance hall, spacious living/dining room with wood-burning stove and open-plan kitchen, storage space under the stairs, separate WC.

First floor: landing leading to three bedrooms, one of which has an en-suite bathroom, plus a shower room with WC.

Original features – exposed stone walls and timber beams – create a warm and unique atmosphere. Worth noting: the roof was completely redone in 2023.

## ENERGY - DPE



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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

This beautiful property features aluminium double-glazed windows with wooden shutters. Heating is provided by a large wood-burning stove, supplemented by electric convectors, and the house is connected to mains drainage.

Layout:

Ground floor (terracotta tiled flooring)

Spacious living room (32 m<sup>2</sup>) with high ceilings, staircase to the first floor, access to a WC and a small storage/cellar area.

Large fully fitted kitchen/dining room (39 m<sup>2</sup>).

First floor (oak flooring, exposed beams)

Landing (21.37 m<sup>2</sup>).

Bedroom 1 (20 m<sup>2</sup>) with bathtub and washbasin.

Bedroom 2 (16 m<sup>2</sup>).

Bedroom 3 (15 m<sup>2</sup>) with French doors opening onto a wrought-iron balcony.

Shower room (4 m<sup>2</sup>), recently renovated, with walk-in shower, washbasin and WC.

The village offers free public parking nearby. Additionally, there is the option to purchase a garden with a garage of approximately 110 m<sup>2</sup>, located not far from the house.

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

## LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

## NOTES