

Fabulous Single Story Property with lovely views and walking distance to the popular Bastide town of Eymet



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 125 m2   |
| Plot Size:  | 920 m2   |

## IN BRIEF

Nestled on a peaceful residential street and just a short stroll from the sought-after town of Eymet, this attractive 4-bedroom home offers the perfect blend of comfort, space, and location.

Step inside to discover a light-filled open-plan living, dining, and kitchen area – an ideal setting for family life and entertaining. With two bathrooms, the home is well designed for modern living.

Set on a 920 m<sup>2</sup> plot, the property boasts a private garden that backs directly onto tranquil woodland, creating a wonderful sense of privacy.

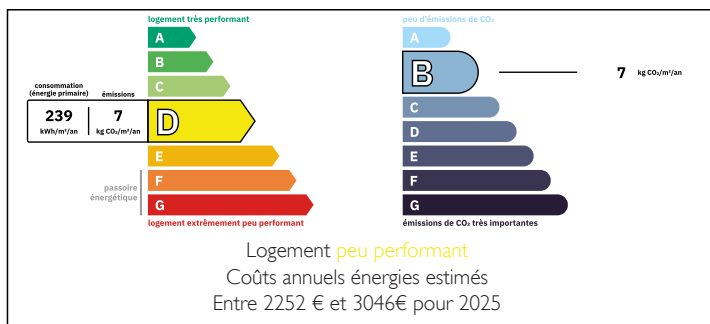
The property also benefits from double glazing, main drainage and is fully fenced. Heating is provided by a wood stove and electric underfloor system ensuring year-round comfort.

Whether you're looking for a family home, a holiday retreat, or a property with strong rental potential, this residence offers an exceptional opportunity in one of the Dordogne's most popular towns.

Bergerac with...



## 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.



## DESCRIPTION

Living/dining/kitchen area - (approx 71m2)

- Fully equipped kitchen
- Wood burner
- French doors to terrace and garden

Bedroom 1 - (approx 11m2)

- Fitted wardrobe

Bedroom 2 - (approx 11m2)

- Fitted wardrobe

Ensuite (approx 5m2)

- Wash hand basin, WC, shower over bath, heated towel rail

Bedroom 3 - (approx 10.5m2)

- Fitted wardrobe

Bedroom 4 - (approx 10.5m2)

- Fitted wardrobe

Bathroom - (5.2 M2)

- Wash hand basin, WC, shower over bath, heated towel rail

Utilities (approx 6.5m2)

- Cupboards and shelving

Corridor (approx 7m2)

Land - (approx 920m2))

- Terrace with wood fired oven

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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 habitation: EUR

## NOTES