

Fantastic renovation opportunity – two houses, stone outbuildings, and over 5 hectares (14 acres)



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	0 m2
Plot Size:	57060 m2



## IN BRIEF

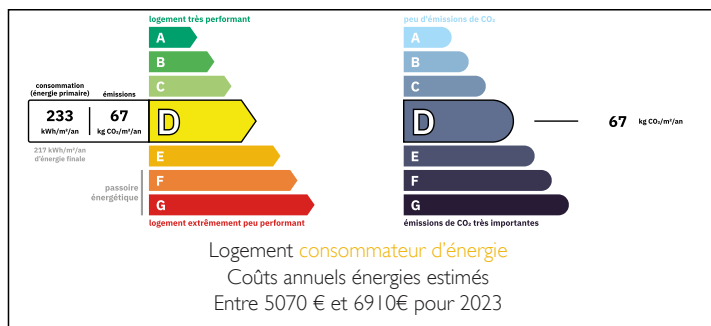
A superb project offering two houses and numerous stone outbuildings set within generous grounds. The main house (179 m<sup>2</sup>) is habitable but would benefit from modernisation, while the second house requires a complete renovation.

Each dwelling has its own private driveway, as well as separate water and electricity meters, making it ideal for creating a rental property or guest accommodation.

The land is mainly pasture, featuring a natural water source and a well – perfect for horses or small-scale farming.

Located just 2 km from the medieval bastide town of Eymet, this property combines rural tranquillity with proximity to all amenities.

## 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

Ideally situated close to Eymet the house comprises:

Main House (179 m<sup>2</sup>)  
Entrance : (10.35 m<sup>2</sup>)  
WC : (1.91 m<sup>2</sup>)  
Kitchen : (16.48 m<sup>2</sup>)  
Utility Room : ( 10.81m<sup>2</sup>) access to boiler room  
Living Room : (43.22 m<sup>2</sup>)  
First Floor  
Landing : (9.19m<sup>2</sup>)  
Bedroom 1 ( 9.55m<sup>2</sup>) with bathroom (5.32 m<sup>2</sup>)  
Bathroom (7.76 m<sup>2</sup>)  
Bedroom 2 (12.68 m<sup>2</sup>)  
Bedroom 3 (14 m<sup>2</sup>)  
Bedroom 4 (19.30 m<sup>2</sup>)

House to be renovated (170 m<sup>2</sup>)  
Covered terrace to the front of the house  
Ground Floor  
2 Rooms with fireplaces (23.15 m<sup>2</sup>) and (25 m<sup>2</sup>)  
Entrance hall (19.52 m<sup>2</sup>)  
Two more Rooms (20.31 m<sup>2</sup>) and (22.37 m<sup>2</sup>)  
First Floor  
Landing (8.79 m<sup>2</sup>)  
Three Rooms (11.51 m<sup>2</sup>) and (10.10 m<sup>2</sup>) and (29 m<sup>2</sup>)  
Cellar accessible from the house and from the barn.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Large garden with mature trees and shrubs, well, small pond/water source  
Garage (30 m<sup>2</sup>)  
Wine Chai (64 m<sup>2</sup>)  
Barn (168 m<sup>2</sup>)  
Additional outbuildings (33.51 m<sup>2</sup>)  
Tobacco Barn

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