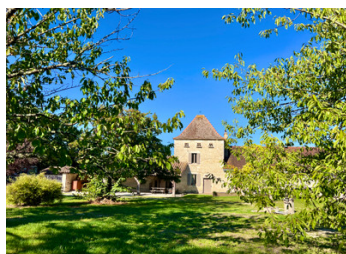


Country estate on 37.8ha (93 acres) with sweeping views, pool & guest wing — a rare country haven



INFORMATION

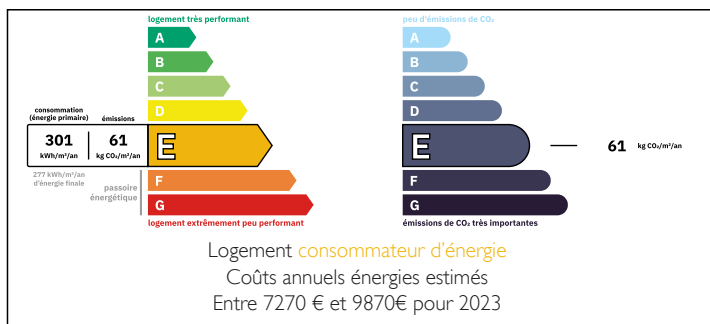
Town:	Eymet
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	253 m2
Plot Size:	378488 m2



IN BRIEF

Beautifully restored country house with heated pool and breathtaking panoramic views. This exceptional country estate offers 37.8 hectares (93.5 acres) of meadows, pastures, and woodland—your own private nature reserve in the heart of the Dordogne, perfect for horses with trails on your doorstep. Peacefully located with elevated views yet within easy reach of Eymet, Issigeac, and Bergerac airport, the property has been renovated to the highest standard, retaining its character with exposed stone walls, beams, and terracotta floors. The main farmhouse provides four bedrooms, while the charming guest wing adds three more. Outdoor living is at its finest with a heated swimming pool, sun terraces, and a large stone barn, completing this magnificent ensemble. A rare opportunity to own an estate of timeless beauty and tranquility.

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: 2542 EUR

NOTES

DESCRIPTION

The beautifully renovated main house (253m² habitable) blends modern comfort with character and benefits from double glazing, and original details such as beamed ceilings, exposed stone walls, terracotta tiles, and beautiful views from all angles.

Ground floor:

Large farmhouse kitchen/dining room (21m²) with terracotta tiles, old cheminée, beamed ceiling, and fully equipped with a range cooker.

Utility room.

Dining room (19m²).

Spacious lounge (30m²) with woodburner in the original fireplace and French windows leading to the gardens.

Utility room with W.C.

Three bedrooms (19m², 20m², 14m²), two with ensuite bathrooms.

First floor:

In the pigeonnier: a double bedroom with en suite shower room and W.C.

A separate apartment has been created in the other wing of the property, comprising an open plan kitchen/living room (31m²), mezzanine bedroom, two further bedrooms, and bathroom with W.C. — ideal for guests or income potential.

Exterior & Grounds:

Numerous terraces for outdoor dining and relaxation.

Heated saltwater pool

Beautiful, well-planted garden.

Substantial stone barn (approx. 300m²) offering scope for future projects.

Open barn in good condition.

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