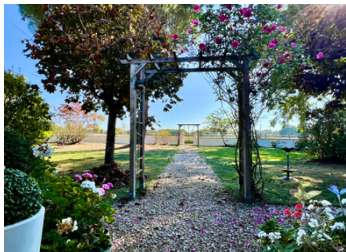


Delightful 3-Bedroom One-story house on 4.85 acres of Scenic Grounds close to Eymet



INFORMATION

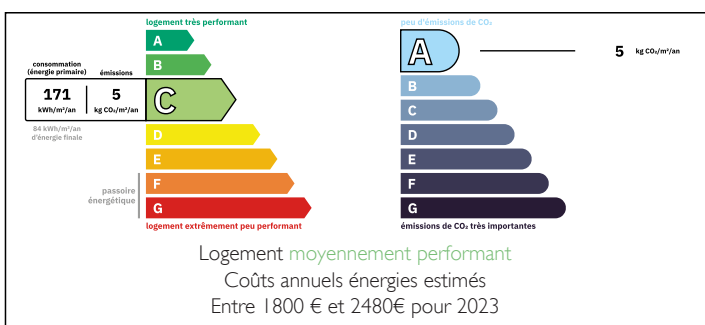
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	145 m2
Plot Size:	19621 m2



IN BRIEF

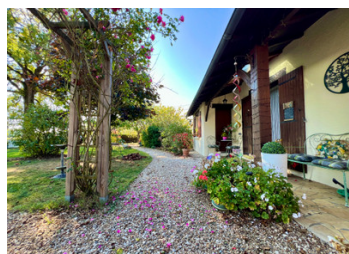
Spacious single-story home set in 1.9 H (4.85 acres) of private grounds with a mature wooded park, meadows, and open views. The property features a bright 34 m² living/dining room with wood-burning stove, a fully equipped 14 m² kitchen, and a large conservatory opening onto a 60 m² paved terrace. The master suite (approx. 40 m²) includes a large bedroom with terrace access, an office/dressing area, and a modern shower room. Two additional bedrooms share a family bathroom and separate WC. The landscaped garden includes a 5×5 m above-ground pool, several garages (totaling over 65 m²) and a wooden garden shed. The land surrounding the property is partly wooded, partly pasture . A beautifully peaceful setting offering comfort, space, and connection with nature, just a short drive from local 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.



LOCAL TAXES

Taxe foncière: 1317 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Spacious Single-Story House with Large Terrace and Views over a Wooded Park

Situated in a peaceful, green setting, this beautiful home offers generous living spaces and lovely views over its mature, tree-filled grounds.

Layout of the House:

Entrance hall with built-in closet leading to a hallway and guest WC.

Large living / dining room (34.2 m²) with tiled flooring, wood-burning stove, electric heaters, and French doors opening onto the conservatory which in turn leads to the terrace and garden.

Fully fitted kitchen (14.3 m²), furnished and equipped, with access to a small covered terrace at the front overlooking the garden, and to the utility room / pantry (12.2 m²). The utility room has a brand-new hot water tank and plenty of practical storage.

Inner hallway leads to the master suite, comprising: Master bedroom (23.5 m²) with reversible air conditioning, tiled floor, and French doors to the terrace with views over the garden.

Spacious office / dressing room with a window overlooking the front garden.

Ensuite shower room with walk-in shower, vanity unit with storage and mirror, and WC

The entire master suite is circa 40 m² of comfortable space.

On the other side of the house you will find:

Bedroom 2 (10.67 m²) with built-in closet and park view.

Bedroom 3 (13.1 m²) with built-in closet and a window overlooking the front garden.

Family bathroom (5.62 m²) with bathtub, pedestal sink, and storage cupboard.

Separate Toilet at the end of the corridor.

Outdoor Features:

Spacious Conservatory (24 m²) with sliding patio doors with lovely views of the garden and access