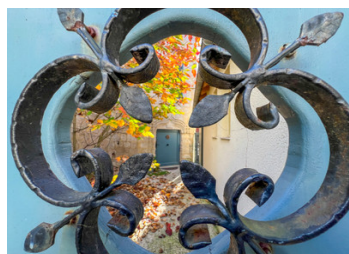


Magnificent and imposing, La Maison du Bayle, dating from the 15th century and located in the heart Eymet



INFORMATION

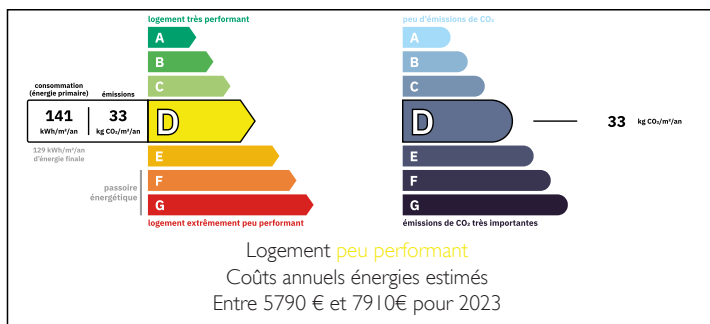
Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	325 m2
Plot Size:	354 m2



IN BRIEF

An exceptional 15th-century property in the heart of Eymet, meticulously renovated between 2018–2020 under the guidance of the Architectes des Bâtiments de France. Once the town's tax collector's home, it blends historic charm with modern luxury, incorporating Gothic and Baroque features, hand-crafted, bespoke oak joinery, and state-of-the-art features. Living space of circa 350m² spread over three floors, with elegant reception rooms, 4–5 bedrooms, and flexible living spaces ideal for family life and entertaining. Outside, a private walled courtyard with a fountain, 40m² covered terrace, outdoor kitchen, and workshop, alongside a new garage with EV charging. A rare turnkey heritage property combining craft, history, and contemporary comfort in a vibrant medieval town.

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

A Character Property with a Medieval Tower and a Superb Enclosed inner courtyard garden ,fully renovated to the highest standard

Ground Floor

The main entrance is through the medieval stone tower with its magnificent spiral staircase — a remarkable architectural feature connecting all three levels of the house.

- Entrance hall (12.6 m²):
- Kitchen (20.2 m²): custom-made and fully equipped
- Pantry (4.6 m²): ample shelving and storage.
- Dining room / living room (37.2 m²): bright and elegant, opening onto the courtyard.
- Ground-floor bedroom (21.8 m²): spacious, reversible air conditioning.
- Guest shower room (4.3 m²): includes WC, shower, vanity unit and mirror.
- Utility / boiler room (12 m²): central gas boiler for heating and hot water,

First Floor - Accessible via the stone tower or the main living room.

- Living room (39.1 m²): Elegant medieval stone fireplace with a Bricous ethanol fire,
- Master bedroom (31 m²): a spacious suite with a handmade oak dressing room
- En suite bathroom (9.7 m²): with bathtub, walk-in shower, bidet, and WC.
- Guest bedroom (26.7 m²): also with en suite shower room (8 m²)

Second Floor - Accessible via the stone spiral staircase.

- Open-plan living / reception room (50 m²):
- Two bedrooms (24 m² and 26 m²) each with en suite shower rooms and storage.
- Attic: accessible via a ladder in the upper section of the tower.

Exterior

The courtyard garden with a central fountain , a covered terrace (25.5 m²) with summer kitchen

LOCAL TAXES

Taxe foncière: 2754 EUR

Taxe habitation: EUR

NOTES