

Charming renovated village house with quality features, ideal for rental investment. Bergerac 20mins away.



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	1
Bath:	1
Floor:	70 m2
Plot Size:	0 m2

## IN BRIEF

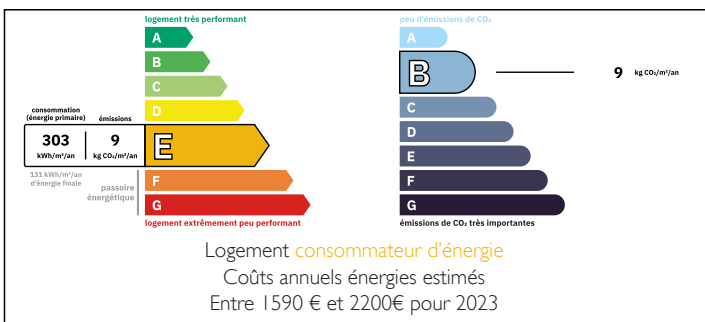
Little gem of a village house, beautifully renovated with exposed stone walls and wood floors. Open plan living room with wooden flooring, exposed beams and stone walls, a large French window with wooden shutters, and an open, fully fitted kitchen equipped with a gas hob, built-in oven and extractor hood. A staircase leading to the first floor.

Upstairs, a landing leads you to a laundry room, a WC with storage and washbasin, and a master bedroom with a skylight, window, built-in shelves and an en-suite shower room with vanity unit, shower and heated towel rail. The house is double glazed, beautifully renovated and two steps away from the nearby shops, and free public parking across the road.

Gorgeous, in the heart of Eymet and well worth a visit!

Bergerac 20 mins away

## 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

The property includes, on the ground floor:

A living room with an open-plan kitchen (42.10 m<sup>2</sup>), featuring wooden parquet flooring and a beautiful large French window with wooden shutters. The kitchen is fully fitted with ample storage and equipped with a gas hob, built-in oven, and extractor hood. The room also offers exposed beams and stonework, as well as a skylight. A staircase leads to the first floor.

On the first floor, you will find:

A landing (3 m<sup>2</sup>) with tiled flooring.

A utility room (1.80 m<sup>2</sup>) with tiled flooring, equipped with a washing machine connection and a water heater.

A WC (1.90 m<sup>2</sup>) with tiled flooring, fitted with a storage unit and hand basin.

A master bedroom (17 m<sup>2</sup>) with tiled flooring, featuring a skylight, a window, built-in shelving, and exposed stonework. It also includes an en-suite shower room (2.30 m<sup>2</sup>) with tiled flooring, fitted with a vanity unit, a shower, and a heated towel rail.

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

## LOCAL TAXES

**Taxe foncière: 485 EUR**

**Taxe habitation: EUR**

## NOTES