

Beautifully modernised 6 bed stone property with open views + pool situated between Eymet and Bergerac

EXCLUSIVE



## INFORMATION

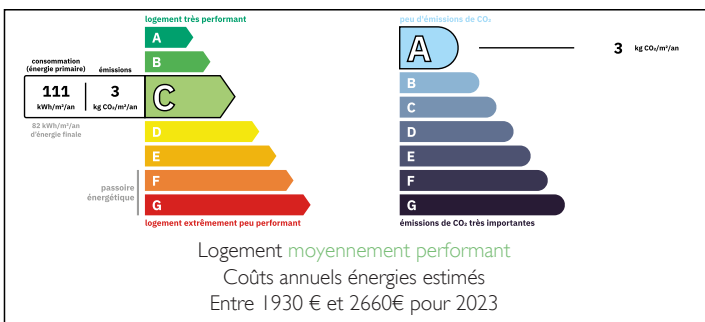
Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	255 m2
Plot Size:	7846 m2



## IN BRIEF

Ideally located between Eymet and Bergerac, this beautifully modernised stone property sits on 7,843 m<sup>2</sup> (1.9 acres) of land and includes a swimming pool and outbuilding. Full of character and charm, the house features exposed stone walls and beams throughout. The accommodation offers an open-plan kitchen and dining room, a spacious sitting room, and two ground-floor bedrooms, each with its own en suite. Upstairs there are three further bedrooms and two shower rooms. Heating is provided by a heat pump, with underfloor heating in parts of the house. The nearest town with shops and restaurants is just 4.5 km away, while Bergerac and its airport are 15 km away and Eymet is only 11 km from the property.

## 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

This beautifully modernised property benefits from double glazing throughout, heating by heatpump. Entrance Hall (20.53 m<sup>2</sup>) with stone fireplace and woodburning stove

Second Entrance Hall with fitted storage cupboards (15.14 m<sup>2</sup>)

Sitting Room (38 m<sup>2</sup>) with patio doors to garden, travertine floor

Dining Room (25 m<sup>2</sup>) with glazed door to garden

Kitchen (16.55 m<sup>2</sup>) with large walk-in pantry

Shower Room toilet (2.5 m<sup>2</sup>)

Inner Hall (9 m<sup>2</sup>)

Bedroom 1 (28 m<sup>2</sup>) large bedroom with exposed stone walls and french doors to garden

Ensuite (8.64 m<sup>2</sup>) with shower, toilet & handbasin

Bedroom 2 (15.35 m<sup>2</sup>) with ensuite shower / toilet (5 m<sup>2</sup>)

First Floor - with wood floors

Landing (6016 m<sup>2</sup>)

Bedroom 3 (30 m<sup>2</sup>) with french doors to balcony overlooking the views and pool, large walk-in dressing room

Ensuite (5.60 m<sup>2</sup>) with shower, toilet and handbasin

Bedroom 4 (12.53 m<sup>2</sup>)

Shower Room (8 m<sup>2</sup>) with handbasin, shower and toilet

Bedroom 5 (12.00 m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: 2272 EUR

Taxe habitation: EUR

## NOTES

Outside

Gravelled drive and parking area

Swimming Pool

Barn with EV charger

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