

## 5-Bed Barn Conversion & 4-Bed Guest House with Two Pools on 8,650 m near Duras & Eymet,



## INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	8
Bath:	5
Floor:	320 m2
Plot Size:	8452 m2



## IN BRIEF

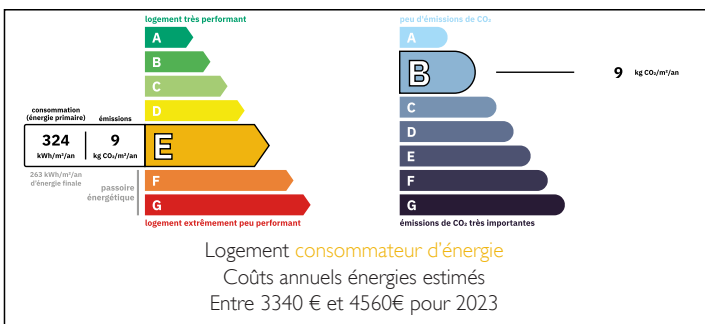
Beautifully situated in peaceful countryside between the popular towns of Duras and Eymet, and circa 30 minutes from Bergerac Airport, this charming property offers two homes, two private swimming pools and approximately 8,650 m<sup>2</sup> of land with beautiful open views.

The main house is a bright 205 m<sup>2</sup> 5 bed barn conversion. With a spacious sitting / dining room, a large kitchen/breakfast room, utility room and character features including exposed beams and stone walls. Three en-suite bedrooms on the ground floor, with two further bedrooms upstairs sharing a shower room.

The separate guest house has 4 bedrooms, a kitchen/breakfast room and a sitting/dining room with fireplace and French doors opening to the garden. Outside are private gardens, a covered terrace, and its own swimming pool.

With independent gardens, parking and pools, the property offers excellent flexibility. A peaceful rural

## 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 Barn  
Sitting Room (79 m<sup>2</sup>)  
Kitchen (25 m<sup>2</sup>)  
Utility Room (4 m<sup>2</sup>)  
Master Bedroom (25 m<sup>2</sup>)  
Ensuite Bathroom (7.13 m<sup>2</sup>)  
Bathroom (7.65 m<sup>2</sup>)  
Bedroom 2 (15 m<sup>2</sup>)  
Bedroom 3 (14.21 m<sup>2</sup>)  
En Suite (4.25 m<sup>2</sup>)  
First Floor  
Bedroom 4 (12 m<sup>2</sup>)  
Bedroom 5 (14.36 m<sup>2</sup>)  
Jack and Jill Shower Room (5 m<sup>2</sup>)

The Guest Cottage  
Sitting Room (37.36 m<sup>2</sup>)  
Kitchen (17.26 m<sup>2</sup>)  
Entrance (5.53 m<sup>2</sup>)  
Bedroom 1 (10.04 m<sup>2</sup>)  
Bedroom 2 (12.66 m<sup>2</sup>)  
Bedroom 3 (9.72 m<sup>2</sup>)  
Bedroom 4 (10 m<sup>2</sup>)  
Shower Room (7 m<sup>2</sup>)

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

## LOCAL TAXES

Taxe foncière:	2243 EUR
Taxe habitation:	EUR

## NOTES