

Sumptuous architect designed property with indoor spa, in peaceful setting yet walking distance from village



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	320 m2
Plot Size:	6768 m2

IN BRIEF

An exceptional property, combining contemporary elegance with a commitment to sustainability. A bespoke, single-storey home offering three suites with luxurious bathrooms, striking a perfect balance between design and nature.

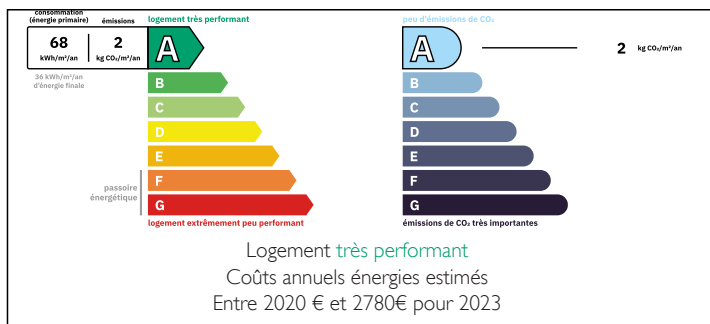
Built using fine materials, reclaimed antique stone and sustainable timber, it embodies a refined lifestyle in the heart of south-west France. Natural light enhances the generous spaces. The open-plan living areas, comprising a high-end kitchen with a pantry, a dining room and a lounge, extend outwards through large sliding glass doors.

The wellness area, featuring a heated indoor swimming pool, spa and sauna, extends this atmosphere of serenity, opening directly onto the terraces and gardens.

Set on a 6,768 m² plot, in a quiet cul-de-sac, the property enjoys a prime location near Eymet and Bergerac. A wine cellar and solar panels complete this rare property.



ENERGY - DPE



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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: 2384 EUR

NOTES

DESCRIPTION

An exceptional property of approximately 320 m², combining modern comfort with high energy efficiency (Class A), thanks to underfloor heating powered by a heat pump and 16 discreetly integrated solar panels.

Upon entering the 10 m² entrance hall with guest WC, you'll discover a spectacular 123 m² living area, bathed in light, comprising a top-of-the-range fitted kitchen with a pantry, a dining room and a TV lounge arranged around an elegant open-plan fireplace. A mezzanine (14.10 m²) houses a study with access to a terrace offering unobstructed views.

The 83 m² wellness area features an indoor swimming pool (8x4 m, chlorinated), a sauna and a shower room with WC. A hallway (6.12 m²) leads to the sleeping quarters, comprising a master suite (22 m²) with a dressing room and en-suite bathroom/shower room, a separate WC (9.33 m²), as well as two further bedrooms with storage and en-suite shower rooms.

A utility room (15 m²), a basement with a wine cellar (18 m²) and a boiler room complete the property. A garage, a carport with an electric charging point and a landscaped garden round off this rare find.

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