

Character Village House with South-Facing Courtyard, Barn and Expansion Potential in Eymet



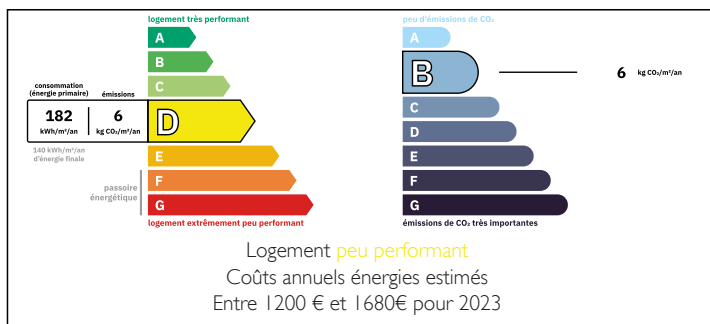
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	10 m2

IN BRIEF

A true gem in the heart of Eymet! Once the home of a wine merchant, this elegant character property combines authenticity, charm, and exciting potential. From the moment you step inside, the original staircase and beautiful period mouldings reflect its rich history. The ground floor has a refined sitting room, a recently renovated bathroom, and a spacious kitchen opening onto a delightful south-facing private courtyard – a peaceful retreat in the centre of town. Upstairs are two generous bedrooms, one of which benefits from its own washbasin and WC. Above, the attic offers exceptional scope to create additional living space. A stone barn completes the property, providing further storage or development possibilities. Located in the town centre, the property enjoys access from two streets. Two steps from Eymet's shops, cafés and restaurants, and 25 mins from Bergerac and...

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

Spacious and light village house south facing courtyard seating area and outbuilding .

The house can be accessed from a small lane to the back of the property directly to the small barn and courtyard or from the main street.

The Rooms - Ground Floor

Entrance Hall (7 m²) with tiled floor and original staircase

Sitting Room (15.15 m²)

Kitchen Dining Room (23 m²) with terracotta floor, door leading to outside courtyard and stone outbuilding

Bathroom/Utility Room (8.35 m²) recently refurbished with travertine and underfloor heating. Bath, shower, handbasin and toilet.

First Floor (Original wooden floor boards)

Bedroom 1 (22.50 m²) with toilet and handbasin

Bedroom 2 (19 m²) with door leading to stairs up to attic

Outside

Courtyard - outside seating area (10 m²)

Small barn with mezzanine storage area (13 m²)

LOCAL TAXES

Taxe foncière: **458 EUR**

NOTES

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