

Exceptional stone property with guest cottage, swimming pool, panoramic views , 10 minutes from Eymet



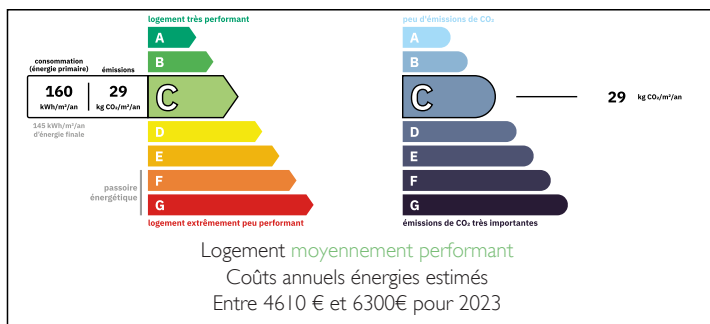
INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	8
Bath:	3
Floor:	380 m2
Plot Size:	7108 m2

IN BRIEF

A magnificent stone property situated in peaceful surroundings, just 10 minutes from Eymet and 20 minutes from Bergerac and its airport. The main house offers 5 bedrooms, spacious and light-filled living areas, a fitted kitchen with a wood-pellet stove, and superb covered terraces boasting panoramic views over the vineyards and the surrounding countryside. A separate 3-bedroom annexe with a living room, kitchen and private terrace provides ideal accommodation for guests or for letting. The landscaped garden, fully enclosed and secured by two gates, features a swimming pool with a pool house and several relaxation areas. A triple garage with a workshop can accommodate up to 7 vehicles, including a motorhome. Combining authentic charm, modern comfort and strong commercial potential, this exceptional property is equally suited as a main residence, a family home or a tourism venture.

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.



LOCAL TAXES

Taxe foncière: 2492 EUR

NOTES

DESCRIPTION

Exceptional property with magnificent views, guest accommodation and swimming pool.

The accommodation comprises

Main House Ground Floor

Entrance Hall (14.61 m²) stairs leading to first floor, tiled floor and exposed stone wall

Sitting Room (26.30m²) with french doors opening to garden, pellet stove

Second Sitting Room (18.34 m²) door to garden

Bedroom area: Bedroom (21m²) with air conditioning WC (2m²) Shower Room (6 m²), dressing Room (12.29m²)

Boiler Room (24.96m²) with wine store

Utility Room (16.80m²) with WC

Vast Kitchen Dining Room with Pellet Stove (41 m²)

French doors to garden

First Floor

Landing (7.49 m²)

Bathroom (10.65 m²) with shower, bath, WC, heated towel rail and double handbasin

Dressing Room (12.42 m²)

Bedroom 2 (18.38 m²)

Bedroom 3 (29 m²)

Bedroom 4 / Office (14.39 m²)

Landing (11 m²)

Bedroom 5 (25.34 m²)

Large garden, separate entrance, garage attached to the house plus large 3 door garage

Guest Accommodation

Living Room with Kitchen (41 m²)

Shower Room (4m²)

Bedroom (11m²)

First Floor

Two Bedrooms (12m²) and (20.70m²)

Car Port, separate entrance and private Garden

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