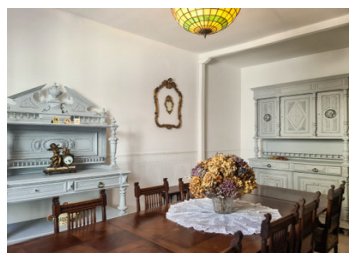


Prestigious village house with swimming pool, large walled courtyard garden and guest accommodation



INFORMATION

Town:	Eymet
Department:	Dordogne
Bed:	4
Bath:	4
Floor:	195 m2
Plot Size:	200 m2

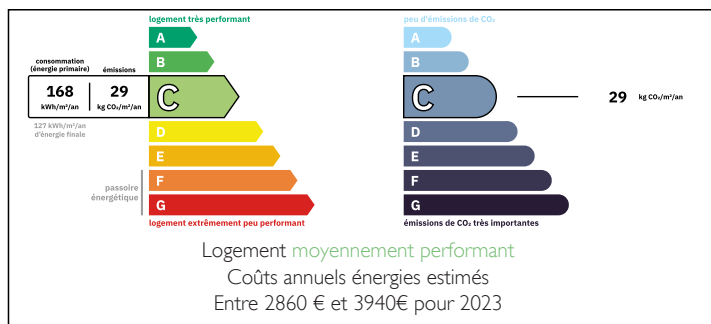


IN BRIEF

Step into this stunning stone townhouse in the picturesque bastide of Eymet, with courtyard garden, heated swimming pool, guest accommodation, and garage. Enjoy the convenience of shops, markets, and restaurants on your doorstep. A perfect home, holiday home or ideal for a bed and breakfast, with rental income potential from the gîte.

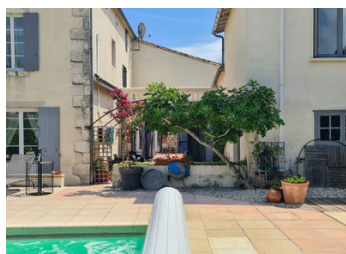
Situated on a quiet street, the property offers generous living spaces. Enter via an elegant hallway that leads to a spacious living room, dining room, and a large kitchen/breakfast room complete with utility area. The upper floor has three double bedrooms (two with ensuites) and a family bathroom. The insulated attic provides storage and could be converted into additional living space. The enchanting walled garden and pool make this property irresistible. Parking is easy with a garage and workshop included. Contact me for more...

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: 1400 EUR

Taxe habitation: 1900 EUR

NOTES

DESCRIPTION

Elegant and spacious property in the heart of Eymet - one of few properties in the bastide with a swimming pool in a walled garden.

The rooms and their approximate sizes

Entrance Hall ; (13 m²) with tiled floor and cupboards

Sitting Room (30.48 m²) with carpet, open fireplace and exposed stone wall

Dining Room (21.93 m²) with tiled floor

Kitchen / Breakfast Room (20 m²)

Utility Room (7.47 m²) with storage, toilet and door to garden and swimming pool

First Floor – Landing (7.19 m²) wooden Floor

Master Bedroom 1 (24.45 m²) with French doors opening onto a gorgeous terrace overlooking the pool

Ensuite (8.39 m²) with walk in shower, toilet and handbasin

Family Bathroom (4.20 m²) with bath, toilet and handbasin

Bedroom 2 (21 m²) with ensuite – Shower/Toilet/Handbasin

Bedroom 3 (11.84 m²)

Attic (45 m²)

Guest cottage with separate entrance

Sitting Room (18.35 m²)

Kitchen (7.55 m²)

Utility room and toilet (5.54 m²)

On the first floor

Landing (3.07 m²)

Bedroom (11.12 m²) with air conditioning

Shower Room (3 m²) with shower, toilet and handbasin

Large dressing room (11.72 m²)

Situated on a quiet street of Eymet the house and the guest accommodation have separate entrances.

Outside

Beautifully presented and colourful courtyard garden with a swimming pool .

Garage

Workshop

Technical information - Mains drainage, oil central heating, air conditioning