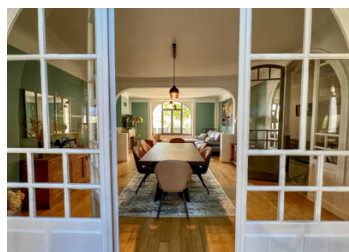


An exceptional property with hospitality accommodation at its finest in the heart of Eymet.



INFORMATION

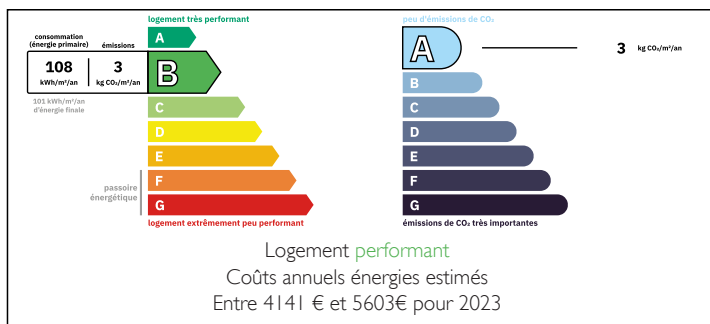
Town:	Eymet
Department:	Dordogne
Bed:	8
Bath:	6
Floor:	553 m2
Plot Size:	665 m2



IN BRIEF

An exceptional property combining elegance with outstanding versatility, in the heart of Eymet. This impressive and beautifully renovated town house currently operates as guest accommodation, with multiple guest rooms, welcoming reception and living areas, a generous first-floor room, roof terrace and private walled garden. The property offers wonderful scope to continue as a successful hospitality business or create something entirely of your own. The spacious first-floor room could become a studio, yoga or retreat space, meeting room or professional area. Outside, the large first-floor terrace provides a lovely spot to relax and overlooks the charming, enclosed garden. With cafés, restaurants, shops and Eymet's popular weekly market all just a short stroll away, the location is hard to beat. Bergerac and its international airport are also easily accessible. A rare opportunity offering space, character and exciting..

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.



NOTES

DESCRIPTION

Impressively spacious town house with a beautiful courtyard garden and terrace, renovated to an exceptional standard to create an energy-efficient, comfortable and stylish residence in the heart of a popular medieval bastide.

The accommodation: Ground Floor

Entrance Hall (16.45 m²) – Impressive entrance with tiled floor and elegant wood panelling.

Office / Sitting Room (20.07 m²) – With wooden flooring.

Dining Room / Sitting Room (41 m²) – Spacious reception room with wooden flooring and wood-burning stove.

Charming Bar Area (18.59 m²) – With patio doors opening onto the garden and seating area.

Large Fitted Kitchen (19.47 m²).

Back Kitchen (4 m²).

Corridor to Bedrooms & Laundry Room (15 m²) – Large fitted wardrobes extending along one wall.

Utility / Laundry Room (15 m²).

Inner Lobby (19.12 m²) – With glazed door providing access to the garden.

Corridor to Bedrooms & Independent Apartment (11.17 m²).

Bedroom 1 (21.34 m²) – Wooden flooring, window overlooking the garden and en-suite shower room.

En-Suite (6.50 m²) – Wheelchair accessible, with shower, handbasin and WC.

Bedroom 2 (25.30 m²) – With shower room and WC.

Bedroom 3 / Independent Apartment – Comprising: Kitchen / Bedroom (18 m²)

Kitchen / Breakfast Room (15 m²)

Shower Room (3.36 m²)

WC (2.51 m²)

First Floor – Accessed from the garden via the terrace or from the internal staircase.

Large Terrace – Beautifully tiled, providing an excellent space for enjoying summer evenings, with views overlooking the garden below.

Kitchen (21 m²) – Recently modernised, with patio doors opening directly onto the terrace.

Guest WC (2.10 m²).