

Beautifully Renovated 6-Bedroom Villa with Mature Gardens, Energy Efficiency & Walk to Eymet



INFORMATION

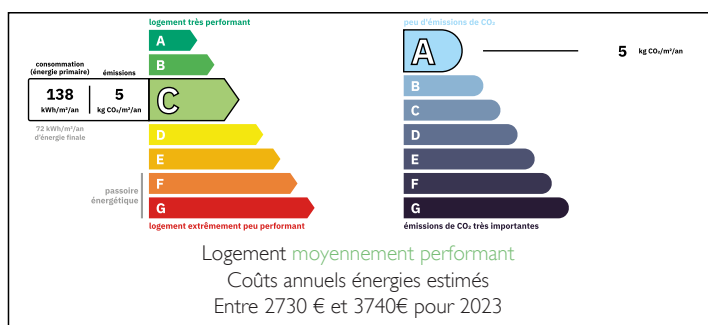
Town:	Eymet
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	213 m2
Plot Size:	5942 m2

IN BRIEF

From the moment you enter the grounds, this beautifully presented property creates a wonderful first impression. Set within approximately 5,000m² of mature gardens, the house has been meticulously renovated and is presented in immaculate condition throughout. The spacious, light-filled accommodation extends to approximately 213m² and includes six generous bedrooms, offering flexible living for family life, guests or rental opportunities. Modern comforts include triple glazing, an air-source heat pump providing energy-efficient central heating, photovoltaic solar panels, a thermodynamic water heater and mains drainage. Despite its peaceful, private setting, the property is just a short walk from the heart of the thriving bastide town of Eymet, with its excellent selection of shops, cafés and restaurants. A superb home for permanent living, holidays or investment.



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: **1380 EUR**

NOTES

DESCRIPTION

This elegant family home offers spacious and versatile accommodation arranged over two floors. Thoughtfully upgraded for modern living, it benefits from an air-source heat pump providing energy-efficient central heating, triple glazing throughout the ground floor, a thermodynamic water heater, photovoltaic solar panels, mains drainage and fibre-optic internet. The mature, enclosed gardens provide a peaceful setting with a variety of established trees and fruit trees.

The Rooms

Ground Floor

- Entrance Hall – 6.28 m²
- Kitchen / Breakfast Room – 16.00 m²
- L-shaped Living Room – 42.35 m², with an open fireplace and French doors opening onto the garden.
- Utility Room – 11.18 m², with French doors leading directly to the garden.
- Inner Hallway – 8.54 m²
- Bedroom 1 – 14.78 m²
- Shower Room – 5.00 m², with walk-in shower, wash basin and WC.

First Floor

- Landing – 4.50 m²
 - Principal Suite – 42.47 m², incorporating a sitting area with open fireplace and two sets of French doors opening onto a large balcony overlooking the gardens.
 - Hallway – 8.90 m², with glazed door opening onto the balcony and external staircase to the garden.
 - Bedroom 3 – 12.39 m²
 - Bedroom 4 – 12.29 m²
 - Separate WC – 2.24 m², with wash basin.
 - Family Bathroom – 5.12 m²
 - Bedroom 5 – 14.41 m²
 - Room to Finish (16.00 m²) – Adjoining the principal suite, offering excellent potential as a sixth bedroom, dressing room, en-suite bathroom or private extension to the principal suite.
- #### Outside
- Mature, enclosed gardens planted with a variety of established ornamental and...