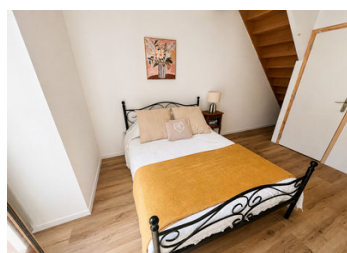


A Beautifully Renovated 3 Bedroom Property with Open Terrace in the Centre of Eymet.



INFORMATION

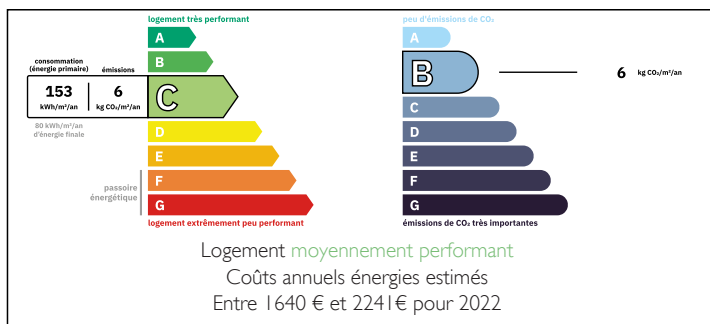
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	80 m2
Plot Size:	18 m2



IN BRIEF

A fantastic opportunity to live in the heart of the ever-popular bastide town of Eymet, with its bustling cafés, restaurants, bars & local amenities right on your doorstep. Recently renovated to a high standard with no expense spared, this beautifully presented property combines character, comfort & versatility. The spacious open-plan lounge, dining area & kitchen provide a wonderful setting for relaxing or entertaining, with a spectacular open fireplace creating an impressive focal point. Arranged over the upper floors are three bedrooms, a study & two bathrooms, together with access to a delightful open terrace – a fabulous outdoor space & a real bonus for a property in the centre of town. A large cellar provides additional storage & further practicality. Perfect as a permanent family home, an easy-to-maintain holiday retreat or investment opportunity, the property also offers 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

Open plan Lounge / diner (approx 28m2)

- Open Fire
- Travertine flooring
- Acces to cellar

Kitchen (approx 13m2)

- Amica convection oven & induction hob
- Travertine flooring
- Stair case to next level

First Floor

Bedroom 1 / Study (approx 9m2)

- Afimax Biclick PVC flooring

Shower Room (approx 5m2)

- Walk in shower, wash hand basin, heated towel rail, WC

Bedroom 2 (approx 11m2)

- Afimax Biclick PVC flooring

Corridor (approx 6.5m2)

- Staircase to next level

Study / Bedroom (approx 9.9m2)

- Afimax Biclick PVC flooring

Shower Room (approx 5m2)

- Walk in shower, wash hand basin, heated towel rail, WC

Bedroom 3 (approx 15.4m2)

- Afimax Biclick PVC flooring
- French doors to terrace

Cellar (approx 16m2)

- Cool dry space perfect for wine storage

Terrace (approx 18.4m2)

- Partially covered
- Water tap

Additional Information

100% new pipes/fittings/hot water system, 100% new electrical cabling & power board, heating units, 100% insulated to external walls, roof and internal bathrooms. Bathroom floors/shower full waterproof membrane. Steel shroud at start of fireplace.

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