

A fantastic opportunity to own a superbly located farmhouse on the outskirts of Eymet set in 6ha



INFORMATION

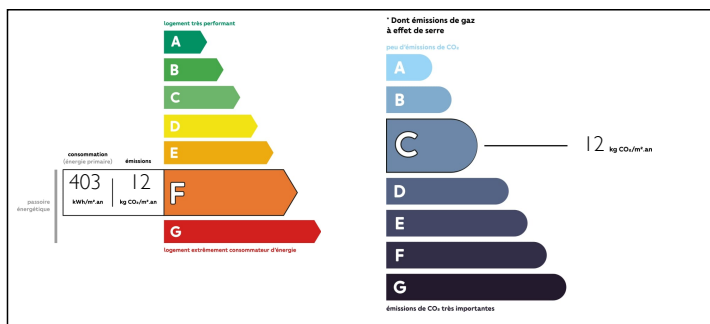
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|-------------|----------|
| Town: | Eymet |
| Department: | Dordogne |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 190 m2 |
| Plot Size: | 60000 m2 |



IN BRIEF

This wonderfully spacious stone property requiring renovation and restoration is an opportunity to own a marvellous country home. Set over 2 floors there are 3 bedrooms, 2 bathrooms, large kitchen, lounge and numerous other rooms. The property also benefits from a new roof and various outbuildings that also require some renovation work. Set in a peaceful location surrounded by woodland, pasture and bordering a stream, the location is tranquil but also only 5km from the popular bastide town of Eymet. Here you will find an array of restaurants and bars amongst other amenities. Bergerac airport is less than 30 mins away and Bordeaux airport 1 hour & 1/2.

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: 562 EUR

NOTES

DESCRIPTION

Ground floor

- Entrance hall (approx 12m2)
- Original kitchen (approx 20m2)
- Living room (approx 17m2)
- Inner hall 1 (approx 4m2)
- Bathroom (approx 4m2)
- Utility (approx 1.5m2)
- Hallway 2 (approx 12m2)
- Storage room (approx 30m2)
- Additional room (approx 35m2)
- Additional room (approx 80m2)

First floor

- Landing (approx 7m2)
- Bedroom 1 (approx 18m2)
- Hallway (approx 8m2)
- Bedroom 2 (approx 8m2)
- Shower room (approx 10m2)
- Study (approx 9m2)
- Master bedroom (approx 46m2)

Stone barn - requires new roof

Former mill

Surrounding pasture and woodland of c. 6ha (15 acres)

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