

## Three bed village property with outside courtyard



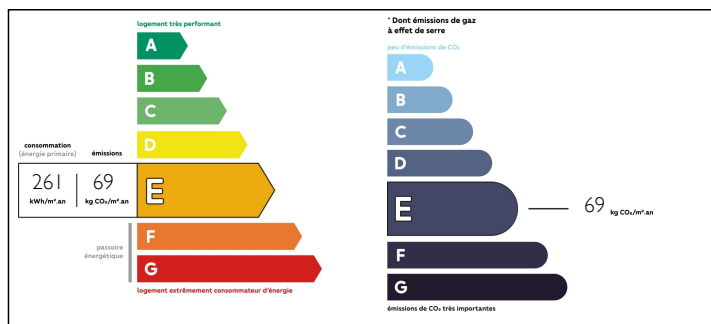
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 85 m2    |
| Plot Size:  | 100 m2   |

## IN BRIEF

Conveniently located in a quiet part of the beautiful bastide of Eymet. The house has been renovated and benefits from double glazing, oil central heating and mains drainage. The accommodation includes a large living room with a fitted kitchen, a utility room, three double bedrooms (one on the ground floor), a shower room. A charming courtyard with an outbuilding/ workshop. The historic town of Eymet on your doorstep and Bergerac airport 25mins away.

## 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.



## DESCRIPTION

The Rooms:

Ground Floor

Living Room (33.56m<sup>2</sup>) with fireplace and kitchen area

Utility Room (5.95m<sup>2</sup>) with glazed door to courtyard,

Bedroom 1 (14m<sup>2</sup>) with window overlooking the courtyard

WC (1.30m<sup>2</sup>)

First Floor

Bedroom 2 (16m<sup>2</sup>) with door opening onto stairs to loft space

Bathroom (4m<sup>2</sup>)

Bedroom 3 (10.26m<sup>2</sup>) note that you have to walk through the bathroom to access this bedroom.

Outside

Courtyard Garden

Outbuilding (7.23m<sup>2</sup>)

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

## LOCAL TAXES

Taxe foncière: **646 EUR**

## NOTES