

## EYMET: FOR SALE CHARMING 150M2 HOUSE WITH 4500M2 GROUNDS



## INFORMATION

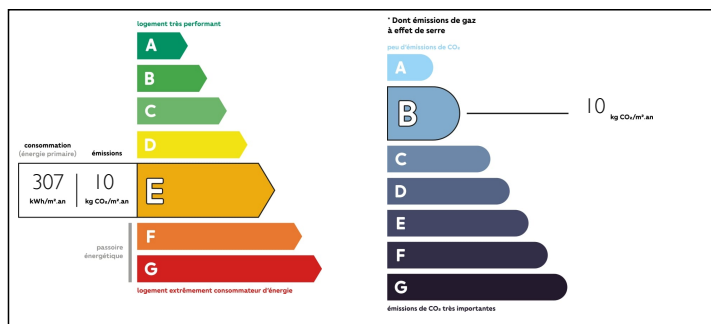
|             |          |
|-------------|----------|
| Town:       | Eymet    |
| Department: | Dordogne |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 155 m2   |
| Plot Size:  | 4564 m2  |

## IN BRIEF

For sale in Eymet, this charming 155m2 house has been completely renovated and is set in 4500m2 of parkland. Just a few minutes from the village shops, restaurants, cafés and services, this house is also 20 minutes from Bergerac and its airport.



## 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 house is entered through a wrought-iron gate, with a path leading to the parking area and carport, which can accommodate two vehicles.

The main entrance door to the house opens onto the lounge and fully-equipped kitchen. The ground floor also features another very attractive living room with lounge and dining room with access to the covered terrace, a pantry and a separate toilet.

The staircase leads to a master suite with en suite bathroom (bath, washbasin and toilet), two large bedrooms and a shower room with toilet.

The grounds are partly enclosed, and the meadow part of the garden faces the river belonging to the property, making it ideal for fishing enthusiasts or adventurers wishing to canoe to the village.

A little haven of peace that's well worth a visit.

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

## NOTES