

Charming farmhouse with 2 gîtes & commercial building within a few minutes of the popular town of Eymet.



## INFORMATION

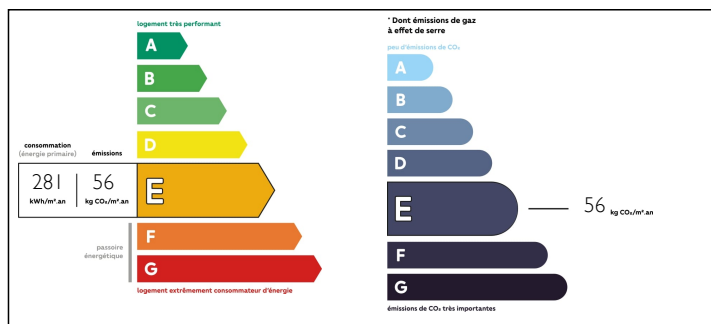
Town:	Eymet
Department:	Dordogne
Bed:	8
Bath:	4
Floor:	476 m2
Plot Size:	8762 m2

## IN BRIEF

This large stone 4 bedroomed house with exposed stonework and beams is situated just a few minutes drive from the popular and bustling bastide town of Eymet and its elevated position allows you to enjoy the stunning views. There are 2 gîtes just steps away, both tastefully decorated each with 2 bedrooms, bathroom and open plan lounge, kitchen / diner. Additionally, there is a superb clubhouse alongside a six rink full sized artificial turf bowling green, which was the first of its kind in France. Apart from the fabulous views across the rolling Dordogne countryside, this building benefits from an equipped kitchen, two large open plan dining / living areas, two changing rooms, plus a bathroom. However, with its large dining area it could make a fantastic function room to host weddings and parties as well as a possible business centre. The property is situated within easy access of both Bergerac airport (20 minutes 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

A bright and sunny house with the accommodation on one level with incredible development opportunities or a fabulous family home.

Bedroom 1 (approx 26m<sup>2</sup>).

- exposed stonework and wooden beams - wooden floors

Bedroom 2 (approx 16m<sup>2</sup>)

- stonework and tiled floor ...



## LOCAL TAXES

Taxe habitation: **624 EUR**

## NOTES