

Delightful, renovated stone house with garden overlooking the Bergerac vineyards.



INFORMATION

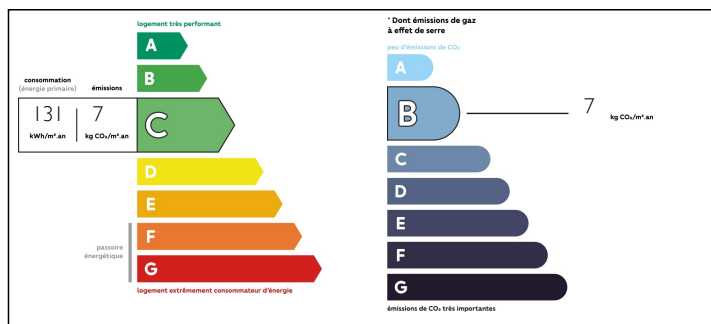
Town:	Eymet
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	3010 m2

IN BRIEF

A beautiful character house situated close to Bergerac and its airport (10 km) and only 11 km from the Bastide d'Eymet & 6km from the school in Sigoules. The house has been completely renovated and comprises three bedrooms (a fourth to be finished on the first floor) the master bedroom has a dressing room and a shower room. The living areas are elegant and bright with large bay windows overlooking the well-stocked garden. The house has electric gates and a garage in the basement. The local village is only a short walk away and has a bakery.



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: **654 EUR**

NOTES

DESCRIPTION

The house (approx. 150 m²)

Built on two levels, the house benefits from double glazing and central heating by heat pump.

Ground floor

- + Entrance hall (6.40 m²) with tiled floor and bay window overlooking the garden.
- + Dining room: (16 m²) open on one side to the kitchen and on the other to the living room.
- + Living room: (30 m²) opening onto the large veranda and bay window overlooking the garden
- + Veranda: (16 m²)
- + Kitchen: (7 m²) large fitted cupboard and fitted kitchen, door to utility room
- + Utility room: (7 m²)

A few steps to the bedroom area

- + Lobby: (4 m²)
- + Bedroom 1: (15 m²) with dressing room and shower room/WC (6 m²)
- + Bedroom 2: (16.29 m²) tiled floor, built-in cupboard
- + WC: (1 m²)
- + Shower room: (2 m²) shower, washbasins, towel radiator

First Floor

- + Landing: (4.30 m²)
- + Bedroom 3: (15.50 m²)
- + WC: (4.15 m²) with washbasins
- + Attic/potential bedroom 4 (10.50 m²) room to be finished where there are already windows etc.

BASEMENT

- + Garage: (60 m²) garage, boiler room, workshop, concrete floor.

OUTSIDE

- Enclosed garden, well stocked with flowers
- Electric gate
- Outside terrace

Information about risks to which this property is