



COUNTRY MANOIR WITH POOL ON 6760 M²
(1.67 ACRES), PEACEFUL SETTING JUST 6 KM
FROM EYMET.

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ACRES), PEACEFUL
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EYMET....



PROPERTY FACT FILE	
REFERENCE	A37752GJP24
PRICE	€ 693,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	330 m ²
LAND	6760 m ²
TOWN	Eymet
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Large covered terrace
- Recently renovated
- Beautifully peaceful location
- Close to Eymet
- 20 mins Bergerac airport

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A beautifully restored country house offering elegant family living with potential for a separate guest space. The discreetly enclosed swimming pool, framed by stone walls and mature olive trees, adds charm and privacy. A covered terrace provides a perfect outdoor dining area, complemented by a separate seating space to enjoy long summer

DESCRIPTIF

Recently Renovated to the Highest Standards

This beautifully restored property offers spacious, light-filled rooms and retains many original features, arranged as follows:

Ground Floor

- Entrance Hall (15 m²): Featuring original terracotta tiled floors and a wooden staircase leading to the first floor.
- Living Room with Kitchenette (29 m²): Dual-aspect windows, terracotta flooring, and a charming fireplace.
- Grand Salon – Dining Room (72 m²): A spacious and elegant room ideal for entertaining, featuring a magnificent fireplace with a wood-burning stove. French doors open onto a large covered terrace, perfect for indoor-outdoor living.
- Main Kitchen (19.5 m²): Open to the living room, this fully equipped kitchen boasts a stone fireplace with a pellet stove.
- Back Kitchen (7 m²): Additional storage and fitted units.
- Hallway/Corridor (16.5 m²): Wooden floors
- Utility – Laundry Room (5 m²): With built-in shelving.
- Guest WC (1.7 m²): Includes a hand basin.
- Bedroom 1 (16 m²): With wooden floors, recessed storage, and en-suite shower room.
- En-suite (6.5 m²): Includes a shower, toilet, and hand basin.
- Family Bathroom (10 m²): with bath and twin hand basins.
- Separate WC (10 m²)

Lower Level – Sous-Sol

Accessible from inside the house or via large barn doors, offering ample space for parking and a workshop.

First Floor (All with Wooden Floors)

- Landing (7.7 m²)
- Corridor (13 m²): Leading to bedrooms 3 and 4.
- Bedroo

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37752GJP24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

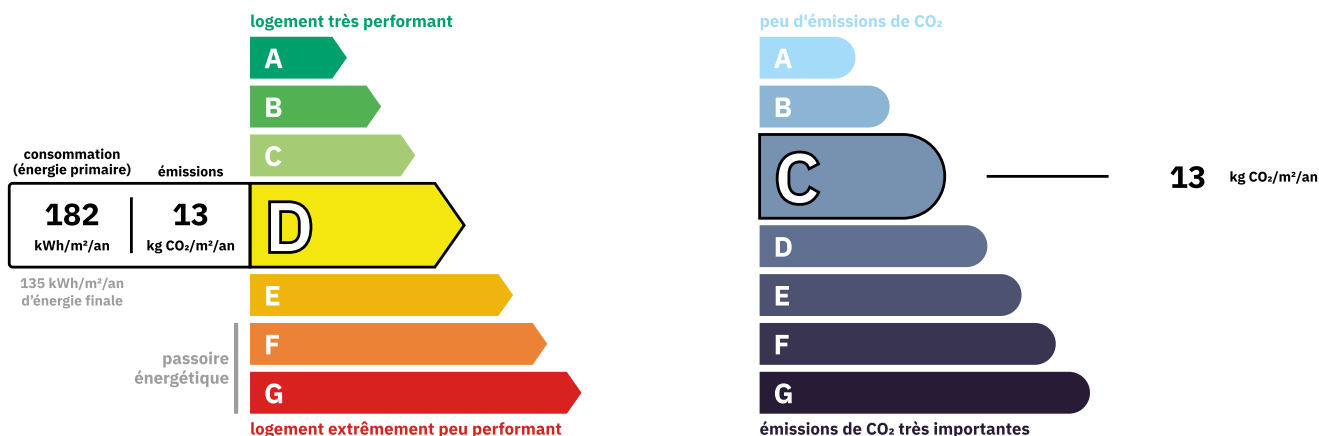
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 3670 € and 5050€ for 2023

NOTICE

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I: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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CONTACT

Réf :A37752GJP24
FILE COMPLETE
AND PHOTOS
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