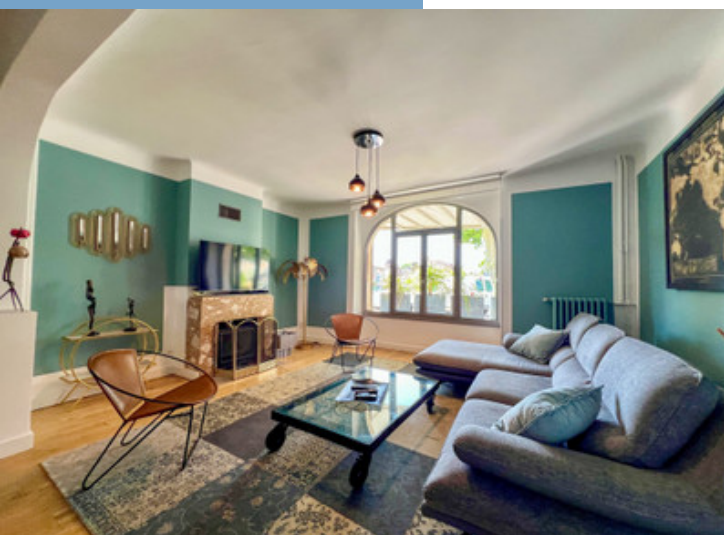
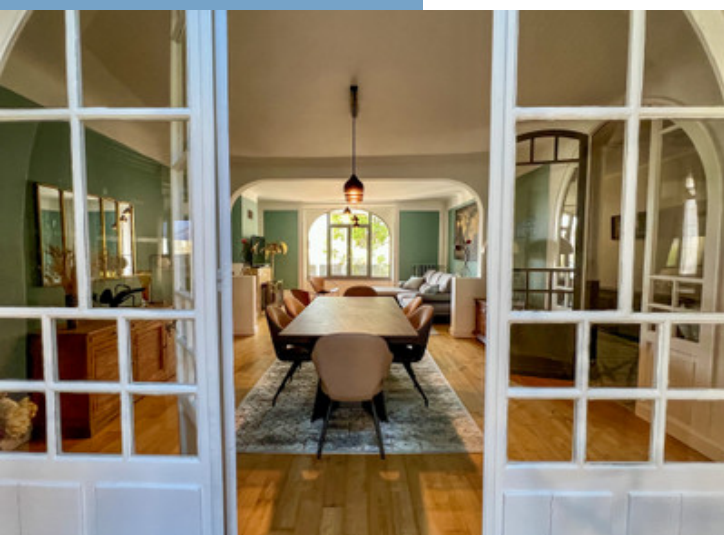




AN EXCEPTIONAL PROPERTY WITH HOSPITALITY
ACCOMMODATION AT ITS FINEST IN THE HEART
OF EYMET.

AN EXCEPTIONAL
PROPERTY WITH
HOSPITALITY
ACCOMMODATION AT
ITS FINEST IN THE HEART
OF EYMET....



PROPERTY FACT FILE	
REFERENCE	A46712GJP24
PRICE	€ 698,250 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	6
ACCOMMODATION	553 m ²
LAND	665 m ²
TOWN	Eymet
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Business potential, Character property
*Price based on current exchange rate which is subject to change	



- Established business in Eymet
- Impeccably Renovated
- Garden and Terrace
- Energy Efficient
- Spacious and Light

AN EXCEPTIONAL
PROPERTY WITH
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OF EYMET....

Ref : A46712GJP24

An exceptional property combining elegance with outstanding versatility, in the heart of Eymet. This impressive and beautifully renovated town house currently operates as guest accommodation, with multiple guest rooms, welcoming reception and living areas, a generous first-floor room, roof terrace and private walled garden. The

DESCRIPTION

Impressively spacious town house with a beautiful courtyard garden and terrace, renovated to an exceptional standard to create an energy-efficient, comfortable and stylish residence in the heart of a popular medieval bastide.

The accommodation: Ground Floor

Entrance Hall (16.45 m²) – Impressive entrance with tiled floor and elegant wood panelling.

Office / Sitting Room (20.07 m²) – With wooden flooring.

Dining Room / Sitting Room (41 m²) – Spacious reception room with wooden flooring and wood-burning stove.

Charming Bar Area (18.59 m²) – With patio doors opening onto the garden and seating area.

Large Fitted Kitchen (19.47 m²).

Back Kitchen (4 m²).

Corridor to Bedrooms & Laundry Room (15 m²) – Large fitted wardrobes extending along one wall.

Utility / Laundry Room (15 m²).

Inner Lobby (19.12 m²) – With glazed door providing access to the garden.

Corridor to Bedrooms & Independent Apartment (11.17 m²).

Bedroom 1 (21.34 m²) – Wooden flooring, window overlooking the garden and en-suite shower room.

En-Suite (6.50 m²) – Wheelchair accessible, with shower, handbasin and WC.

Bedroom 2 (25.30 m²) – With shower room and WC.

Bedroom 3 / Independent Apartment – Comprising:

Kitchen / Bedroom (18 m²)

Kitchen / Breakfast Room (15 m²)

Shower Room (3.36 m²)

WC (2.51 m²)

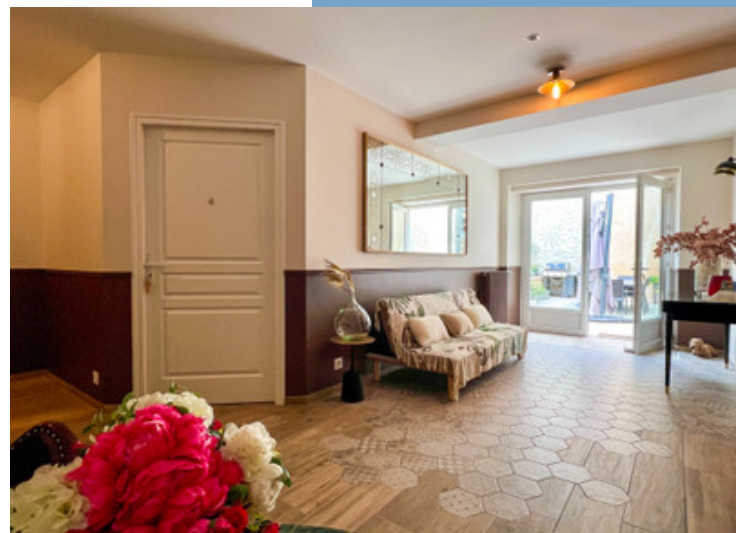
First Floor – Accessed from the garden via the terrace or from the internal staircase.

Large Terrace – Beautifully tiled, providing an excellent space for enjoying summer evenings, wi...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46712GJP24>

COMPLETE FILE AND PHOTO ON REQUEST

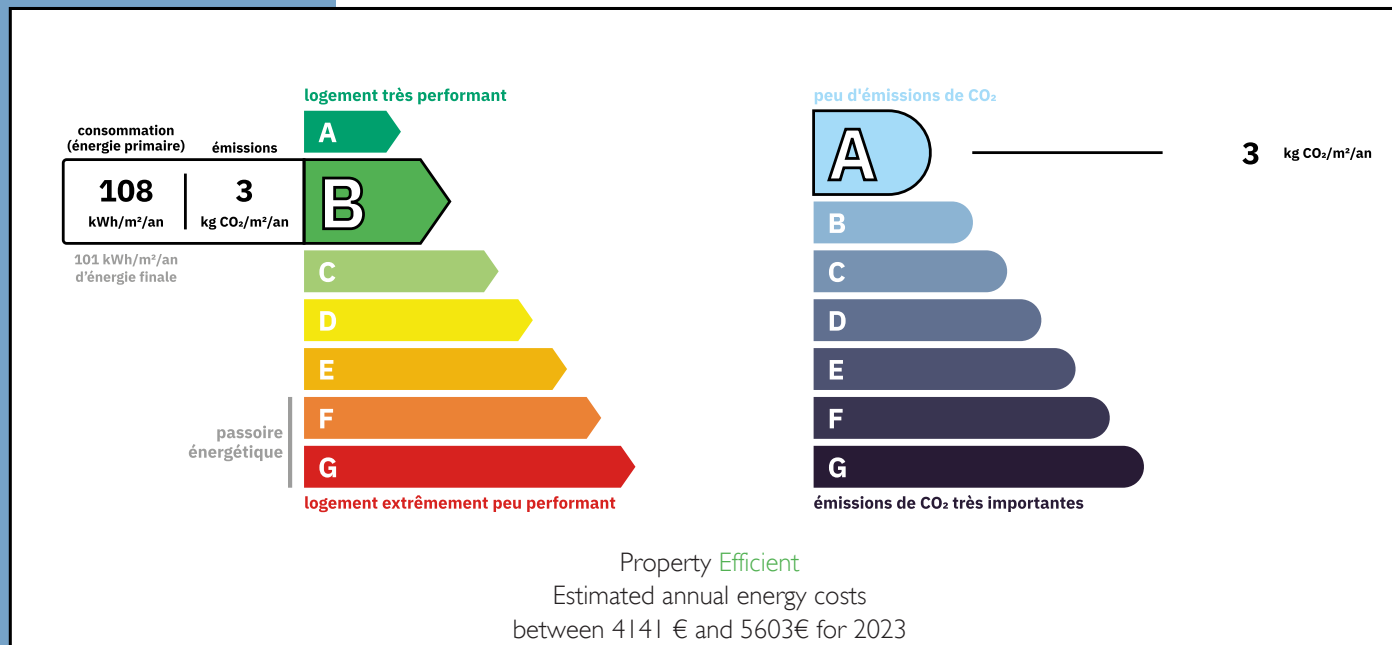


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ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A46712GJP24
FILE COMPLETE
AND PHOTOS
ON REQUEST

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