



EXCEPTIONAL PROPERTY WITH GUEST HOUSE,  
SWIMMING POOL AND FABULOUS VIEWS.

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## PROPERTY FACT FILE

REFERENCE	A27442GJP47
PRICE	€ 945,000 £ 782,082* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	255 m <sup>2</sup>
LAND	20855 m <sup>2</sup>
TOWN	Eymet
DEPARTMENT	Dordogne
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Garage, Barns - outbuildings

\*Price based on current exchange rate which is subject to change

- Beautifully renovated and maintained
- Exceptional views
- Underfloor heating in main house
- Exquisite guest accomodation
- Large heated swimming pool

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Enjoying views overlooking the surrounding countryside, a delightful property impeccably maintained and entirely renovated. The main house is spacious and bright with luxury fittings and large glass doors to the garden. The house benefits from underfloor heating by heat pump. The guest house is just as beautiful, with a dovecote, a large

## DESCRIPTIF

The Main House (255 m<sup>2</sup>)

This attractive single-storey house benefits from double glazing, underfloor central heating by heat pump, and a recently completely redone roof. The house comprises :

- Grand Salon / Dining Room (71 m<sup>2</sup>) an impressive room with cathedral ceiling, large fireplace
- Study / mezzanine (32 m<sup>2</sup>) above the living room
- Fitted kitchen (24 m<sup>2</sup>)
- Scullery (7.30 m<sup>2</sup>)
- Hallway (12 m<sup>2</sup>)
- Laundry room (22 m<sup>2</sup>) with door to garden
- Master bedroom :
- Bedroom (18 m<sup>2</sup>)
- Dressing room (8 m<sup>2</sup>)
- Shower room (9 m<sup>2</sup>) shower, wc, washbasins
- Guest room (16 m<sup>2</sup>)
- = Ensuite (5 m<sup>2</sup>) shower, wc and washbasins
- Interior hall (10.50 m<sup>2</sup>) stairs to convertible attic

Guest house (85 m<sup>2</sup>)

The house is on one level and benefits from double glazing and gas central heating.

- Entrance hall (20 m<sup>2</sup>)
- Dining room / Kitchen (28 m<sup>2</sup>) opening onto a covered terrace
- Summer kitchen overlooking the pool (20 m<sup>2</sup>)
- Bedroom 1 (13.35 m<sup>2</sup>)
- Bedroom 2 (17 m<sup>2</sup>)
- Bathroom (5 m<sup>2</sup>) shower, washbasin, wc, towel heater

Outside

Heated swimming pool 11 x 5

Garage (30.51 m<sup>2</sup>)

Cellar / Bar (19 m<sup>2</sup>)

Stone outbuilding / Workshop (47 m<sup>2</sup>)

Please note:

The septic tank is compliant and dates from 2020, all the roofs were redone in 2017, the kitchen and shower rooms were also redone.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27442GJP47>

COMPLETE FILE AND PHOTO ON REQUEST

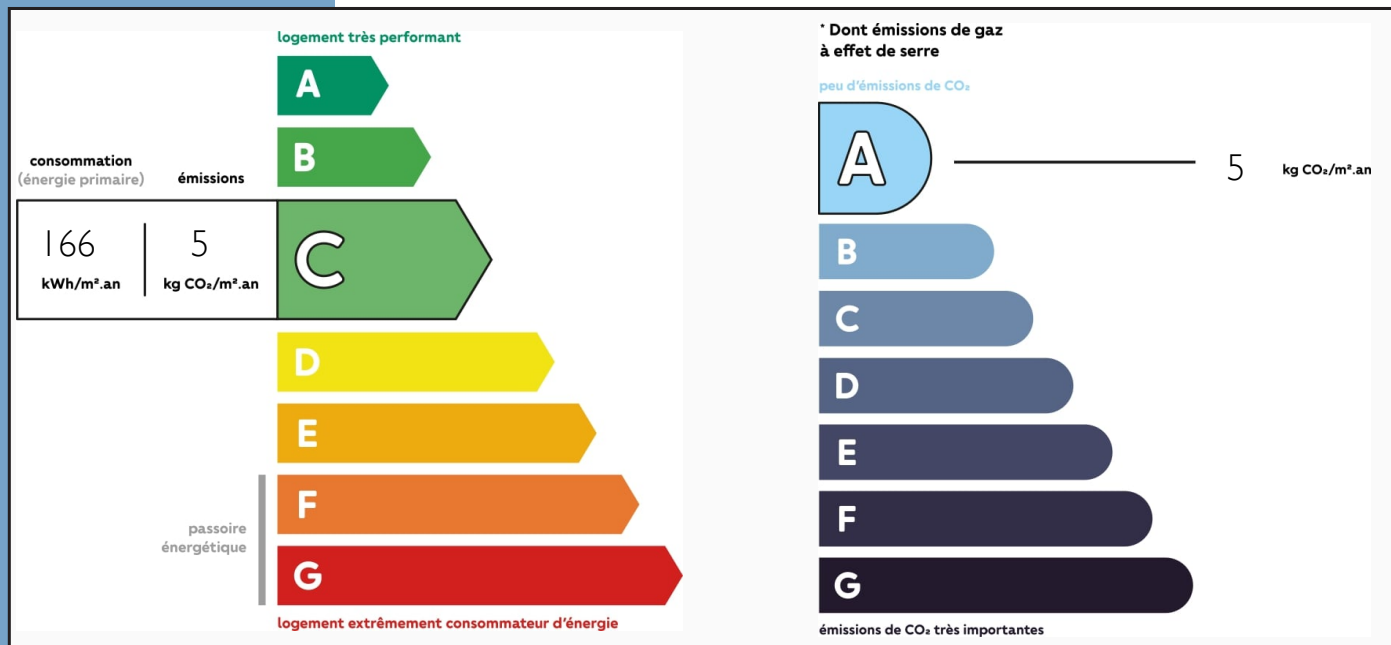


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A27442GJP47  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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