



## BEAUTIFUL 5 BED FARMHOUSE WITH GUEST COTTAGE AND POOL CLOSE TO LAUZUN, EYMET AND 30M FROM BERGERAC



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BEAUTIFUL 5 BED  
FARMHOUSE WITH GUEST  
COTTAGE AND POOL  
CLOSE TO LAUZUN,  
EYMET AND 30M FROM  
BERGERAC...



PROPERTY FACT FILE	
REFERENCE	A33265GJP47
PRICE	€ 682,500 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	262 m <sup>2</sup>
LAND	6000 m <sup>2</sup>
TOWN	Eymet
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Campagne
CONDITION	
FEATURES	Garage, Barns - outbuildings, Business potential
*Price based on current exchange rate which is subject to change	



- Peaceful Setting
- Beautifully renovated
- Independant gite overlooking the pool
- Bursting with Character
- Beautifully maintained

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Beautifully situated with elevated views, this spacious traditional stone farmhouse is full of character, renovated with exquisite taste to an extremely high standard. There are 5 bedrooms in the main house with a comfortable guest cottage/maison d'Amis for 2, overlooking the pool which has operated successfully as a gite rental for the last 7

## DESCRIPTIF

The Farmhouse (212 m<sup>2</sup>)

Lovingly restored this spacious property has it all! Traditional French farmhouse full of character with an abundance of exposed stonework, in a tranquil location. Arranged over two floors benefitting from double glazing throughout, underfloor heating in kitchen, oil central heating, reversible air conditioning units in the two en-suite bedrooms, solar panels and a fast, fibre broadband internet connection.

### GROUND FLOOR

Entrance (8.39 m<sup>2</sup>) with glazed front door to gravelled courtyard, travertine flooring, exposed stone walls and stairs leading to first floor bedrooms

Cloakroom, guest toilet (2.23 m<sup>2</sup>) with travertine floor, toilet and handbasin

Study/office area (9.72 m<sup>2</sup>) oak flooring, twin glazed doors to entrance hall

Sitting Room (40.73 m<sup>2</sup>) impressive dual aspect reception room with oak flooring, woodburning stove and exposed beams.

Dining Room (18.13 m<sup>2</sup>) tiled floor and French doors to the large covered terrace.

Kitchen (20.05 m<sup>2</sup>) Newly fitted bespoke family kitchen with travertine tiles and underfloor heating

Inner Lobby (4.59 m<sup>2</sup>) with tiled floor and door leading to the garden

Utility, laundry Room / Boiler Room (6 m<sup>2</sup>)

Wine Store (3.58 m<sup>2</sup>)

### FIRST FLOOR, with exposed beams

Landing (9.73 m<sup>2</sup>) with oak floor

Bedroom 1 (20.84 m<sup>2</sup>) with oak flooring, ensuite shower room, toilet (6.42m<sup>2</sup>) and walk in wardrobe. French windows with Juliet balcony overlooking the garden with views of the surrounding countryside.

Reversible air conditioning unit(vi)



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33265GJP47>

COMPLETE FILE AND PHOTO ON REQUEST

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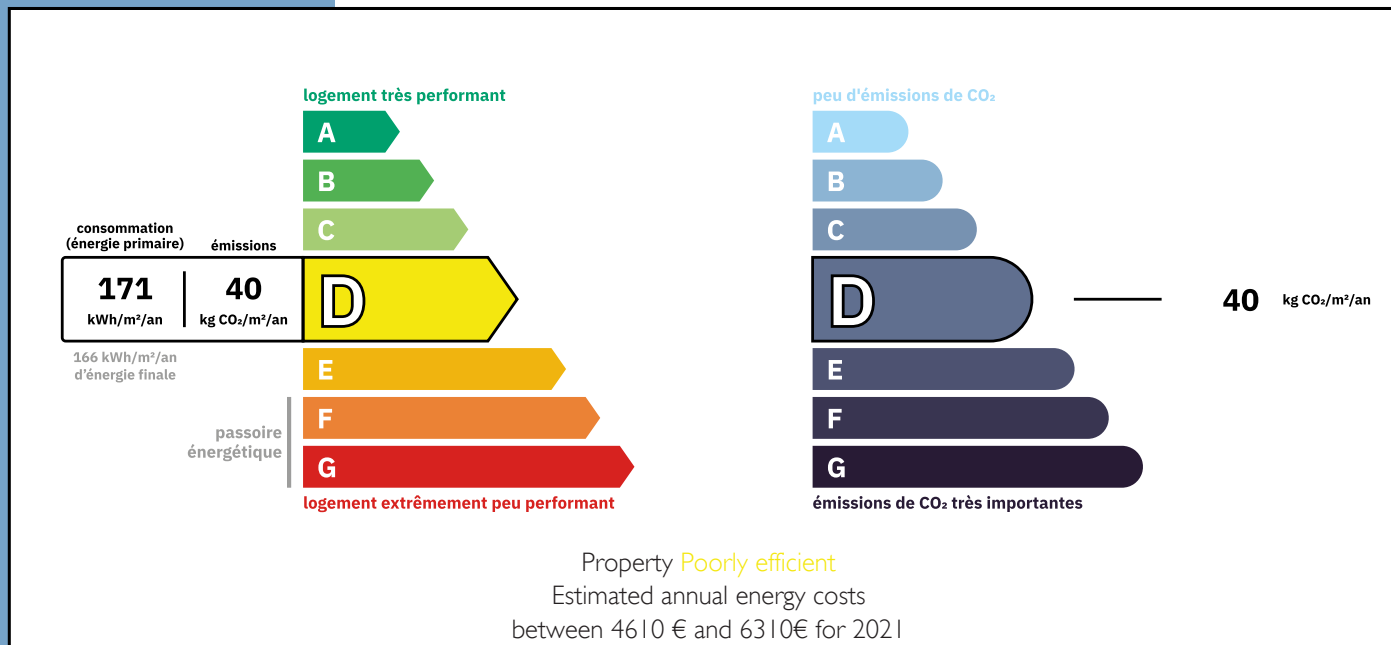


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf : A33265GJP47  
FILE COMPLETE  
AND PHOTOS  
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