



COUNTRY MANOIR WITH POOL ON 6760 M<sup>2</sup>  
(1.67 ACRES), PEACEFUL SETTING JUST 6 KM  
FROM EYMET.



COUNTRY MANOIR WITH  
POOL ON 6760M<sup>2</sup> (1.67  
ACRES), PEACEFUL  
SETTING JUST 6KM FROM  
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 <sup>2</sup>
LAND	6760 m <sup>2</sup>
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 m<sup>2</sup>): Featuring original terracotta tiled floors and a wooden staircase leading to the first floor.
- Living Room with Kitchenette (29 m<sup>2</sup>): Dual-aspect windows, terracotta flooring, and a charming fireplace.
- Grand Salon – Dining Room (72 m<sup>2</sup>): 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 m<sup>2</sup>): Open to the living room, this fully equipped kitchen boasts a stone fireplace with a pellet stove.
- Back Kitchen (7 m<sup>2</sup>): Additional storage and fitted units.
- Hallway/Corridor (16.5 m<sup>2</sup>): Wooden floors
- Utility – Laundry Room (5 m<sup>2</sup>): With built-in shelving.
- Guest WC (1.7 m<sup>2</sup>): Includes a hand basin.
- Bedroom 1 (16 m<sup>2</sup>): With wooden floors, recessed storage, and en-suite shower room.
- En-suite (6.5 m<sup>2</sup>): Includes a shower, toilet, and hand basin.
- Family Bathroom (10 m<sup>2</sup>): with bath and twin hand basins.
- Separate WC (10 m<sup>2</sup>)

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 m<sup>2</sup>)
- Corridor (13 m<sup>2</sup>): 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

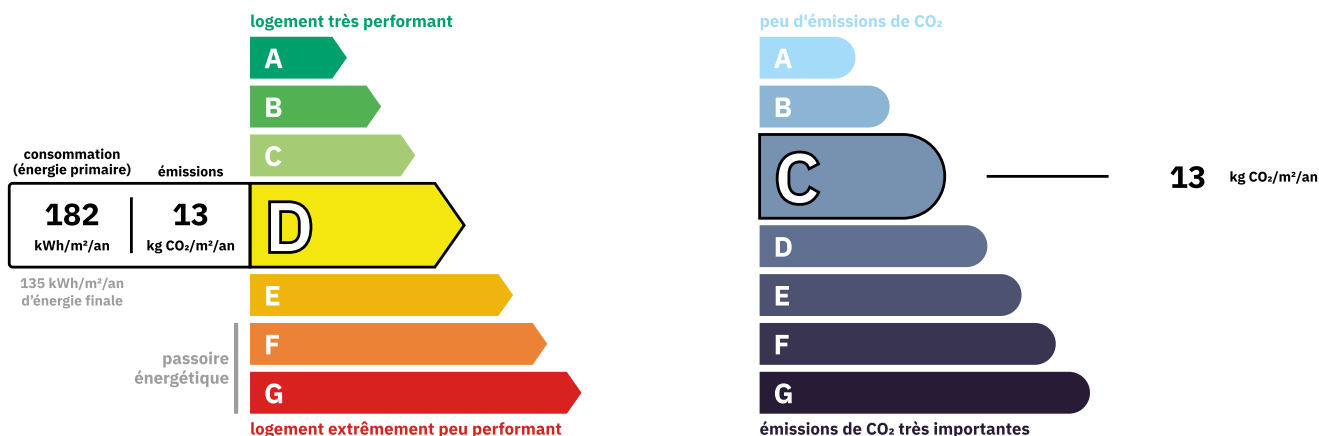
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



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

## NOTICE

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## CONTACT

Réf :A37752GJP24  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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