LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



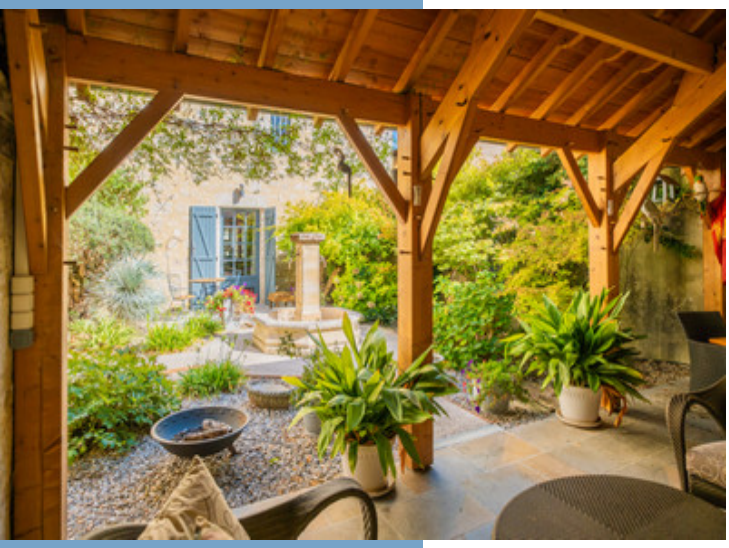
# MAGNIFICENT AND IMPOSING, LA MAISON DU BAYLE, DATING FROM THE 15TH CENTURY AND LOCATED IN THE HEART EYMET

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A41025GJP24 |
| PRICE | € 799,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 5 |
| BATHROOM | 5 |
| ACCOMMODATION | 325 m² |
| LAND | 354 m² |
| TOWN | Eymet |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, House, Family Home |
| CONDITION | |
| FEATURES | Mains drainage, Private drainage, Garage |

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





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- Carefully restored 15th Century residence
- Private courtyard garden with covered terrace
- In the heart of a thriving medieval bastide
- Elegant and spacious rooms
-

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An exceptional 15th-century property in the heart of Eymet, meticulously renovated between 2018–2020 under the guidance of the Architectes des Bâtiments de France. Once the town's tax collector's home, it blends historic charm with modern luxury, incorporating Gothic and Baroque features, hand-crafted, bespoke oak



# DESCRIPTION

A Character Property with a Medieval Tower and a Superb Enclosed inner courtyard garden ,fully renovated to the highest standard
Ground Floor
The main entrance is through the medieval stone tower with its magnificent spiral staircase — a remarkable architectural feature connecting all three levels of the house.
• Entrance hall (12.6 m²):
• Kitchen (20.2 m²): custom-made and fully equipped
• Pantry (4.6 m²): ample shelving and storage.
• Dining room / living room (37.2 m²): bright and elegant, opening onto the courtyard.
• Ground-floor bedroom (21.8 m²): spacious, reversible air conditioning.
• Guest shower room (4.3 m²): includes WC, shower, vanity unit and mirror.
• Utility / boiler room (12 m²): central gas boiler for heating and hot water,



First Floor - Accessible via the stone tower or the main living room.
• Living room (39.1 m²): Elegant medieval stone fireplace with a Bricous ethanol fire,
• Master bedroom (31 m²): a spacious suite with a handmade oak dressing room
- En suite bathroom (9.7 m²): with bathtub, walk-in shower, bidet, and WC.
• Guest bedroom (26.7 m²): also with en suite shower room (8 m²)

Second Floor - Accessible via the stone spiral staircase.
• Open-plan living / reception room (50 m²):
• Two bedrooms (24 m² and 26 m²) each with en suite shower rooms and storage.
• Attic: accessible via a ladder in the upper section of the tower.

Exterior
The courtyard garden with a central fountain , a covered ter...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41025GJP24
COMPLETE FILE AND PHOTO ON REQUEST

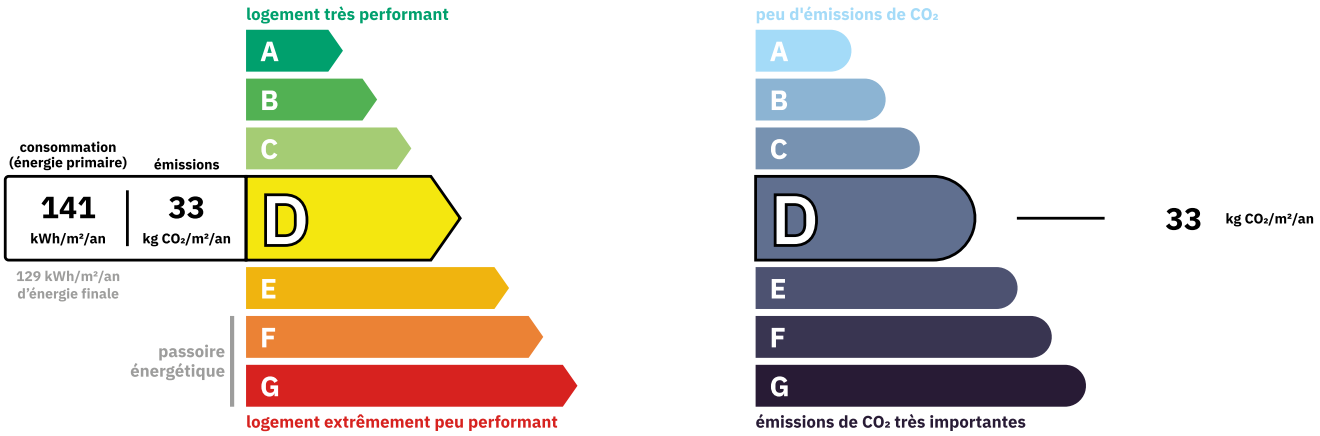
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 5790 € and 7910€ for 2023

# NOTICE

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

1: 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.

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

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