



SUMPTIOUS ARCHITECT DESIGNED PROPERTY
WITH INDOOR SPA, IN PEACEFUL SETTING YET
WALKING DISTANCE FROM VILLAGE

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PROPERTY FACT FILE	
REFERENCE	A43974GJP47
PRICE	€ 1,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	320 m ²
LAND	6768 m ²
TOWN	Eymet
DEPARTMENT	
LOCATION	50km or less to airport
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Interior infinity swimming pool, heated
- Within walking distance to village
- Exceptional energy performance
- 16 solar panels generating electricity
- Central heating system with underfloor heating

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An exceptional property, combining contemporary elegance with a commitment to sustainability. A bespoke, single-storey home offering three suites with luxurious bathrooms, striking a perfect balance between design and nature.

Built using fine materials, reclaimed antique stone and sustainable

DESCRIPTION

An exceptional property of approximately 320 m², combining modern comfort with high energy efficiency (Class A), thanks to underfloor heating powered by a heat pump and 16 discreetly integrated solar panels.

Upon entering the 10 m² entrance hall with guest WC, you'll discover a spectacular 123 m² living area, bathed in light, comprising a top-of-the-range fitted kitchen with a pantry, a dining room and a TV lounge arranged around an elegant open-plan fireplace. A mezzanine (14.10 m²) houses a study with access to a terrace offering unobstructed views.

The 83 m² wellness area features an indoor swimming pool (8x4 m, chlorinated), a sauna and a shower room with WC. A hallway (6.12 m²) leads to the sleeping quarters, comprising a master suite (22 m²) with a dressing room and en-suite bathroom/shower room, a separate WC (9.33 m²), as well as two further bedrooms with storage and en-suite shower rooms.

A utility room (15 m²), a basement with a wine cellar (18 m²) and a boiler room complete the property. A garage, a carport with an electric charging point and a landscaped garden round off this rare find.

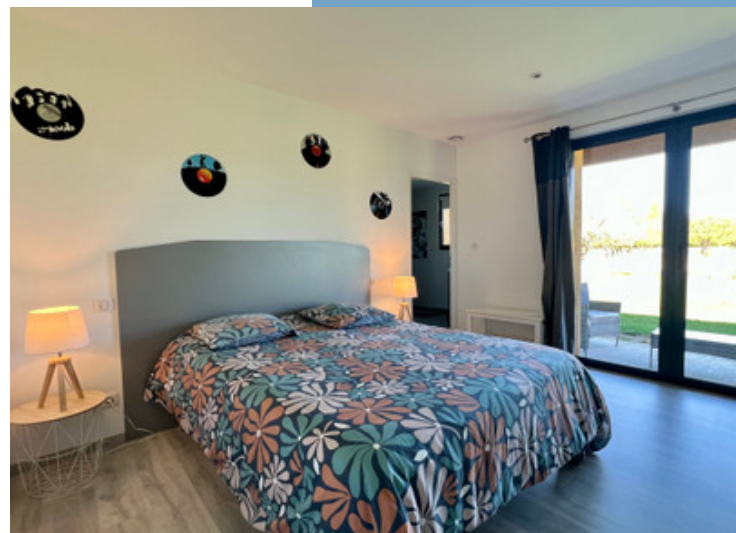
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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43974GJP47>

[COMPLETE FILE AND PHOTO ON REQUEST](#)



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

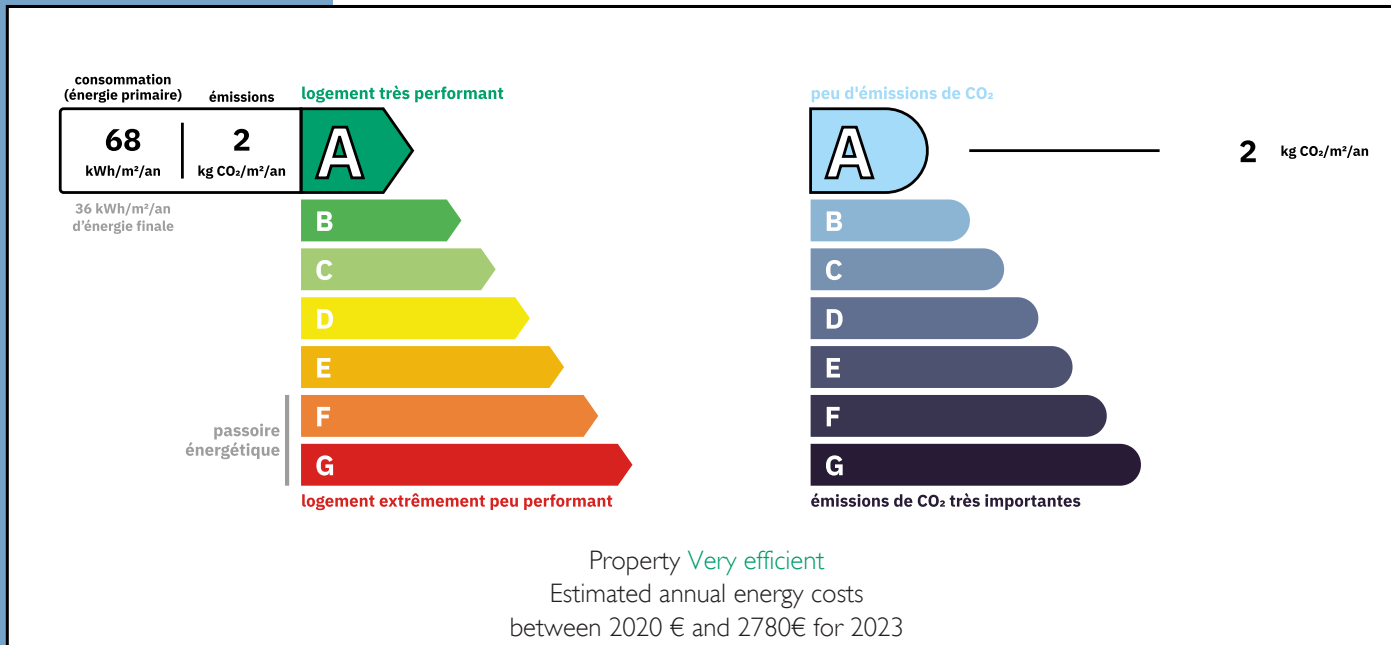
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ENERGIE-DPE



NOTICE

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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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FILE COMPLETE
AND PHOTOS
ON REQUEST

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