



3 Bed Village house In Eymet,

24500, Eymet, Dordogne, Nouvelle-Aquitaine

* Available * 3 Beds * 2 Baths

3 Bed Village house In Eymet

€272,850

Ref: BVI72657

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Fully modernised, this village home is within walking distance to the centre of Eymet. Set in an enclosed gated garden, the main accommodation is at first floor level.

Entering into a newly fitted contemporary kitchen, with a spacious sitting/dining room adjacent. Both rooms have exterior doors onto the raised terrace. This level has 2 bedrooms with fitted wardrobes and 2 bathrooms (one being en-suite to the master bedroom).

Accessed via an internal staircase or via doors from the garden is the ground floor level. This area accommodates a large utility/boiler room, garage/workshop and 2 further rooms which could be used to create a guest apartment (possible gite business - subject to necessary permissions). There is also a WC and large walk-in cupboard.

Having being recently updated with a new, air-source, heating system, new windows and doors, it is a comfortable, year-round, home. The exterior shutters are solar. In addition, there is a small splash pool under the raised terrace.

In excellent condition and decorative order throughout.

Price including agency fees : 272 850€

Price excluding agency fees : 255 000€

Buyer commission, tax included: 7%



