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## House for sale near Eymet in the Dordogne

Eymet , Dordogne , Nouvelle Aquitaine



**€499,500**

inc. of agency fees

7 Beds   2 Baths   350 sqm   0.17 ha

Charming stone property with two gites and pool, situated in a hamlet only 5 minutes drive from the popular Bastide town of Eymet. The...

### At a Glance

**Reference** MFH-AES11623-EY

**Bed** 7

**Land** 0.17 ha

**Near to** Eymet

**Bath** 2

**Pool** Yes

**Price** €499,500

**Hab.Space** 350 sqm

**Land Tax** N/A

### Property Description

Charming stone property with two gites and pool, situated in a hamlet only 5 minutes drive from the popular Bastide town of Eymet. The entrance to the main house is via a cosy covered terrace, the ground floor accommodation comprises of a large fitted kitchen, living room, dining room and bathroom. There is also access to a barn/workshop that houses the recently installed heat pump. On the first floor there are three good sized bedrooms, a further room currently used as an office but could be a fourth bedroom, a shower room and landing. The first of the two gites has a large open kitchen/dining room, a living room, a downstairs bedroom and WC, with a further two bedrooms and bathroom upstairs. and garden area. The second gite has a kitchen, a small living room, a bedroom and a shower room and an enclosed courtyard garden. Currently used for seasonal rentals and guest accommodation for friends and family. The garden, a manageable 1735m<sup>2</sup> is totally enclosed, complete with a stone ruin, adding character and a great outdoor space for the summer months. The Chlorine swimming pool with terrace can be found to the rear of the main house and over looks an orchard and open countryside. (The pool liner was changed in 2023) Within easy reach of Bergerac airport this property is ideal for anyone looking for rental income or to accommodate a large family

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	2
Price	€499,500

## Key Information

Internal Area: 350 sqm

Land Area: 0.17 ha

Property Features:

- Swimming Pool

Swimming Pool? Yes

## Location: Nouvelle Aquitaine



## Gallery



















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**S. and L. BROWN**



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