



## Main house & 2 guest cottages, Eymet, Dordogne



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 747,524.16

### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Eymet  
Cap: 24500  
Pubblicato: 20/03/2024

### Descrizione:

Everybody loves the Dordogne, and with good reason. It has a heritage that is truly French yet popular with the British and offers plenty of sporting opportunities. The Bastide town of Eymet is full of old world charm, but offers modern day pleasures and is just 30 minutes from Bergerac airport.

This character, stone property comprises three units, the principal house and two gîtes. The main house is at some distance from the guest cottages, has its own swimming pool, terrace and enjoys open views across the countryside. Each of the gîtes has two bedrooms, a full kitchen and bathroom. The guest cottages have the use of a separate swimming pool and garden. Subject to the necessary permissions it would be ideal as a holiday letting business.

The properties sit in grounds of 3500m<sup>2</sup> (a little under an acre), a few minutes from a village which has a bakery, supermarket, bar and restaurant. For a wider selection, Eymet is about 10 minutes away by car. It is steeped in its history which dates back to the 13th C. The town has plenty of good shops, restaurants, coffee bars and a fantastic market every Thursday, which spills out of the central square down the quaint, narrow streets. The city of Bergerac is 30 minutes way but you won't need to make the trip there very often!

### MAIN HOUSE

The accommodation is arranged over two floors. On the ground floor is the entrance hall, WC, dining



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room (12m<sup>2</sup>), sitting room (31m<sup>2</sup>), kitchen (13m<sup>2</sup>) and a storage room ((13m<sup>2</sup>).

Stairs and a landing (10m<sup>2</sup>) lead to three bedrooms (19m<sup>2</sup>, 12m<sup>2</sup> and 11m<sup>2</sup>). There is a bathroom/WC and a separate shower room also with WC.

#### GITE 1

The gîte has an open plan sitting room/kitchen (29m<sup>2</sup>), with a ground floor bedroom (15m<sup>2</sup>). Upstairs is another double bedroom (23m<sup>2</sup>) and a shower room with WC.

#### GITE 2

This is similar but with a slightly different layout. On the ground floor is a sitting room/kitchen (33m<sup>2</sup>), a bedroom (13m<sup>2</sup>) and a shower room with WC, On the first floor is a further bedroom (32m<sup>2</sup>).

#### Additional Information

7 bedrooms

4 bathrooms

Habitable space of 290m<sup>2</sup>

Plot size 3510m<sup>2</sup>

Taxes foncières 1306€ p.a.

DPE Rating 187/39

Underfloor heating and oil fuelled

Septic tank drainage

Discreet neighbours

Good order

10 minutes to good shops

30 minutes international airport

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.



Information on the risks to which this property is exposed is available on the Géorisks website:

## Comune

|                        |         |
|------------------------|---------|
| Camere da letto:       | 7       |
| Bagni:                 | 4       |
| Finito piedi quadrati: | 290 mq  |
| Dimensione del lotto:  | 3510 mq |

## Building details

|                    |      |
|--------------------|------|
| Parking:           | Sì   |
| Outdoor Amenities: | Pool |

## Lease terms

Date Available:

## Informazioni aggiuntive

|               |                                                                                                                                                                                                                               |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| URL del sito: | <a href="http://www.arkadia.com/PFYR-T176182/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T176182/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information

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| IMLIX ID: | 1027-9314a |
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