

[Click to view MFH-AES11623-EY](#)

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	Near to	Eymet	Price	€499,500
Bed	7	Bath	2	Hab.Space	350 sqm
Land	0.17 ha	Pool	Yes	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 accomodation for friends and family. The garden, a manageable 1735m2 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











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates