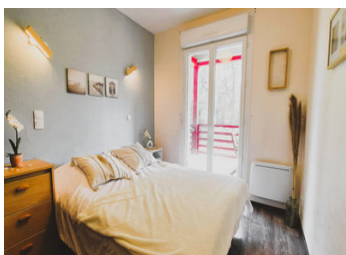


## Charming Family Home with Pool Near Bergerac



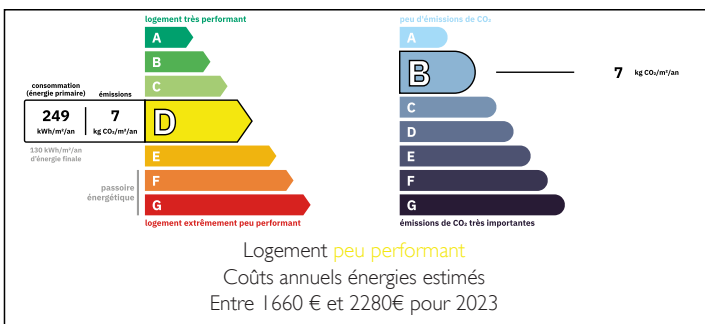
## INFORMATION

Town:	Lembras
Department:	Dordogne
Bed:	3
Bath:	4
Floor:	108 m <sup>2</sup>
Plot Size:	2855 m <sup>2</sup>

## IN BRIEF

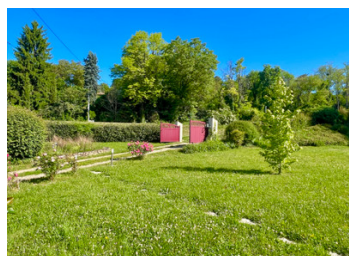
Discover your dream family home in the heart of Dordogne! This charming property in Lembras, just minutes from Bergerac, offers a spacious layout, a private pool, and a serene garden—perfect for creating lasting family memories.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Nestled in the picturesque village of Lembras, Dordogne, this delightful family home is a haven of comfort and charm. This property offers exceptional value for a serene lifestyle near the vibrant town of Bergerac.

The home spans three levels, designed for both functionality and family living. On the ground floor, you'll find a welcoming entrance, a bright living room, a well-equipped kitchen, a bedroom, a bathroom, and a WC. Upstairs, a landing leads to two further bedrooms, a second bathroom, a shower room, a WC, and a versatile storage space. A retractable staircase grants access to an attic space, ideal as a private office or study, or even an extra bedroom. The basement features two garages, a cellar, a laundry room, a shower room, and a separate WC, providing ample storage and utility space.

Outside, the property shines with a generous garden surrounding a sparkling pool, perfect for summer gatherings or quiet relaxation.

Located just minutes from Bergerac, this home combines rural tranquility with easy access to shops, schools, cultural attractions, and of course the airport of Bergerac. Contact us to arrange a viewing and make this family retreat yours today!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **1962 EUR**

## NOTES