

Spacious Family Home with Multiple Garages, Garden & Pool – Countryside Setting

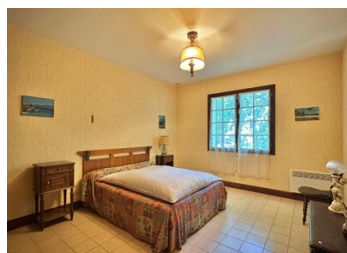
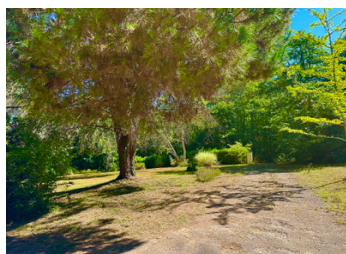


INFORMATION

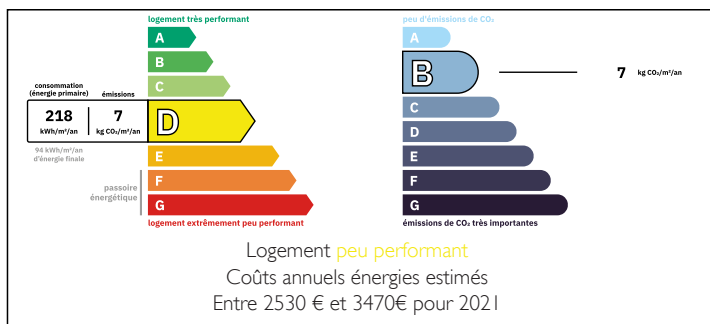
Town:	Lembras
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	195 m2
Plot Size:	17663 m2

IN BRIEF

This substantial house offers plenty of space inside and out, with 4 bedrooms, multiple garages, garden of over 1.7 hectares, terrace, and a pool in need of restoration. Ideal for a family or those seeking generous storage and workshop space, the property combines practical features with the opportunity to refresh and add value.



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

Set in a peaceful countryside environment, this spacious family property offers both comfort and potential.

On the ground floor, the accommodation includes an entrance hall, office, dining room, fitted kitchen with utility and pantry, a formal dining room, a generous lounge, four bedrooms, a shower room, two WCs, and a bathroom. A double garage with attic above is attached to the house, providing excellent storage.

Upstairs, a large attic offers further scope for conversion if desired (subject to permissions).

Outside, the property is complemented by a terrace, gardens and over 1.7 hectares of land surrounding the house, and a swimming pool which will require refurbishment. For those needing space for vehicles or hobbies, there is a three-car garage with workshop and attic above, as well as another separate garage on the grounds.

A rare opportunity to acquire a home with so much space, practicality, and potential, perfect for family living or those seeking generous workshop and storage facilities in a pleasant rural setting.

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

LOCAL TAXES

Taxe foncière: 2840 EUR

Taxe habitation: EUR

NOTES