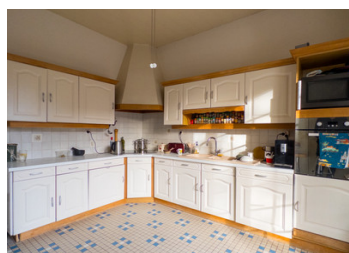
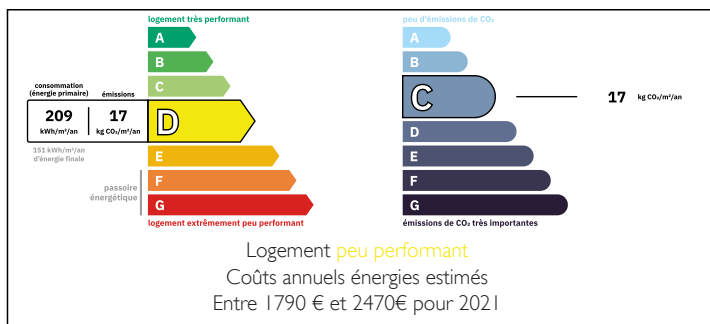


Spacious Family Home with Stunning Countryside Views in Peaceful Lembras



ENERGY - DPE



INFORMATION

Town:	Lembras
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	161 m2
Plot Size:	2480 m2

IN BRIEF

Situated in a calm residential area of Lembras, this spacious and welcoming family home offers an ideal blend of comfort, practicality and countryside charm. The ground floor includes a bright kitchen, a large living and dining room, three bedrooms, a bathroom and a separate WC. Upstairs, two additional bedrooms, a shower room with WC, and an attic provide excellent family accommodation and useful storage or conversion potential.

The property benefits from a cellar, a garage with an adjoining wood workshop, and a lovely terrace behind the garage that enjoys beautiful views over rolling fields. Set on land that wraps around the house, the outdoor space is perfect for gardening, leisure and relaxation.

Connected to mains drainage and fibre optic internet, and located just a short drive from Bergerac's full range of amenities, this solid and

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

Located in a quiet residential area of Lembras, this welcoming family home offers generous living space and a charming setting surrounded by its own grounds.

The ground floor features a bright kitchen, a spacious living and dining room, three comfortable bedrooms, a bathroom, and a separate WC.

Upstairs, you will find two additional bedrooms, a shower room with WC, and an attic offering useful storage space or potential for further conversion.

The property also includes a cellar, as well as a garage with an adjoining wood workshop—ideal for DIY enthusiasts or those seeking extra workspace. A terrace can be found behind the garage, with amazing views over rolling fields.

Outside, the house is set on a plot of land that wraps around the property, providing pleasant outdoor areas for gardening, leisure, or simply enjoying the peaceful environment.

The property is on mains drainage, has fibre optic and is very close to Bergerac, where you'll find all amenities.

A solid and versatile home, perfect for a family or anyone looking for a calm location close to Bergerac and local amenities.

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

LOCAL TAXES

Taxe foncière: 1105 EUR

Taxe habitation: EUR

NOTES