

[Click to view MFH-AES11500-STC](#)

House for sale near Lembras in the Dordogne

Lembras , Dordogne , Nouvelle Aquitaine



€235,400

inc. of agency fees

3 Beds 1 Baths 122 sqm 0.53 ha

Spacious three-bedroom detached home set on private, mature grounds of around half a hectare. This elegant property provides versatile...

At a Glance

Reference	MFH-AES11500-STC	Near to	Lembras	Price	€235,400
Bed	3	Bath	1	Hab.Space	122 sqm
Land	0.53 ha	Pool	No	Land Tax	N/A

Property Description

Spacious three-bedroom detached home set on private, mature grounds of around half a hectare. This elegant property provides versatile living spaces, including a ground floor with a generous entrance hall featuring a sweeping staircase leading to the first floor. The ground floor also includes a large living room with a feature fireplace, a kitchen, an unfinished bathroom with a separate WC, a bedroom, an office, and a utility room

with doors opening onto a rear terrace that overlooks the garden. Upstairs, there are two well-proportioned bedrooms, one of which has access to an additional dressing room. Outside, the property features a large garage/workshop and mature grounds. To be seen quickly !

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€235,400

Key Information

Internal Area:	122 sqm
Land Area:	0.53 ha
Floor:	2
Property Features:	
•	Terrace

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