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## 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 living spaces, including a ground floor with a generous entrance hall...

### At a Glance

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







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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.

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