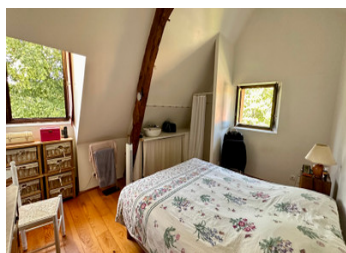
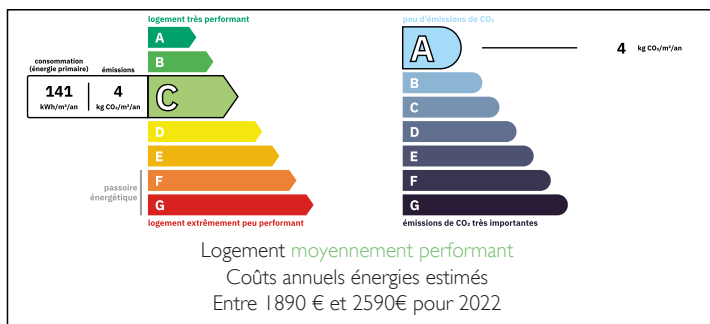


Stone house with swimming pool and large plot



ENERGY - DPE



INFORMATION

Town:	Lembras
Department:	Dordogne
Bed:	5
Bath:	3
Floor:	222 m2
Plot Size:	25474 m2

IN BRIEF

Situated less than 5 km from Bergerac, this beautiful stone house has been renovated while retaining its original charm.

The house sits in a dominant position on a lovely wooded plot of 2.5 hectares.

It comprises a beautiful entrance hall, a new kitchen, a living room and a bedroom with en-suite shower room, all on one level.

Still on the ground floor, there is a laundry room, a boiler room and a spacious room that could easily be converted.

Upstairs, there are 3 further bedrooms, each with its own shower room.

A new swimming pool heated by a heat pump and fitted with a sliding cover, as well as a summer kitchen, are accessible from the house's terrace.

A new carport for 2 vehicles and an adjoining workshop are close to the house.

Another outbuilding with its bread oven completes the...

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

Beautiful stone house combining the charm of the past with recent materials, comprising :
a beautiful entrance hall (15m²), a new kitchen (21.60m²), a living room (49m²) and a bedroom (11.9m²) with a shower room (5m²) for living on one level, a utility room (9.70m²), a boiler room (6m²) and a large room (19.80m²) that could easily be converted.

Upstairs, there is a landing (11m²), 3 further bedrooms (14-11,20-15,90m²), each with its own shower room (3,2-2-2m²), a separate wc (2m²) and an attic (25m²) .

The grounds are planted with trees and cover 2.5 hectares.

A new swimming pool heated by a heat pump and fitted with a sliding cover, as well as a summer kitchen, can be accessed from the house's terrace.

A new carport for 2 vehicles and an adjoining workshop are close to the house.

Another outbuilding with its bread oven (25m²) completes the property.

In terms of comfort, the house has new heat pump heating, a fireplace, new wood and PVC double glazing and a septic tank.

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

LOCAL TAXES

Taxe foncière: 1759 EUR

Taxe habitation: EUR

NOTES