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## 4 bedroom House for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



**€449,000**

inc. of agency fees

4 Beds      180 sqm      0.79 ha

Discover this stone ensemble, a rare opportunity offering a peaceful living environment and infinite design possibilities. The main house features three spacious bedrooms, ideal for a family....

### At a Glance

**Reference** MFH-GLFAP2614

**Bed** 4

**Land** 0.79 ha

**Near to** St Cyprien

**Pool** No

**Price** €449,000

**Hab.Space** 180 sqm

**Land Tax** N/A

### Property Description

Discover this stone ensemble, a rare opportunity offering a peaceful living environment and infinite design possibilities.

The main house features three spacious bedrooms, ideal for a family. The bright living area opens onto a balcony with unobstructed views of the surrounding countryside. The separate kitchen offers a functional space for preparing family meals.

On the garden level, a garage, laundry room and pellet boiler add further comfort to the main house.

An adjoining 50 m<sup>2</sup> gîte offers an opportunity for additional income or space to welcome guests. With a living room with kitchenette, shower room, bedroom and private terrace, it offers a comfortable and intimate setting.

A stone barn of around 120 m<sup>2</sup> offers considerable potential for future conversion projects.

The 7,853 m<sup>2</sup> flat garden, enhanced by a well, offers generous outdoor space for enjoying sunny days.

Located just 5 minutes from shops, the SNCF garage and schools, this property offers the perfect balance between the tranquility of the countryside and proximity to amenities.

## Summary

Property type:	House
Bedrooms:	4
Price	€449,000

## Key Information

Internal Area:	180 sqm
Land Area:	0.79 ha

## Location: Nouvelle Aquitaine



## Gallery











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