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## House for sale near Saint-Cyprien in the Dordogne

**Saint-Cyprien** , **Dordogne** , **Nouvelle Aquitaine**



**€296,800**

inc. of agency fees

2 Beds 1 Baths 115.25 sqm 0.27 ha

Charming single-story house, nestled in the heart of the Perigord Noir, just a few steps from a beautiful small village. This residence offers 2 comfortable bedrooms, a shower room, and a bathroom.. The...

### At a Glance

<b>Reference</b>	MFH-AES11096-STC	<b>Near to</b>	Saint-Cyprien	<b>Price</b>	€296,800
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	115.25 sqm
<b>Land</b>	0.27 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Charming single-story house, nestled in the heart of the Perigord Noir, just a few steps from a beautiful small village. This residence offers 2 comfortable bedrooms, a shower room, and a bathroom.. The separate kitchen is ideal for inviting guests, while the open-plan living room and dining area create a bright and welcoming

living space. With its lovely wooded garden of around 2300 m<sup>2</sup> offering breathtaking views of the valley. An opportunity not to be missed!

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€296,800

Key Information

Internal Area:	115.25 sqm
Land Area:	0.27 ha
Property Features:	
• Offroad Parking:	6

Location: Nouvelle Aquitaine



## Gallery













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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.

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