

[Click to view MFH-GLFAP2636](#)

5 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



€399,845

inc. of agency fees

5 Beds 190 sqm 0.38 ha

This is certainly where you'll hear the butterflies flapping their wings Quiet but not isolated, on a hill on the edge of...

At a Glance

Reference MFH-GLFAP2636

Bed 5

Land 0.38 ha

Near to St Cyprien

Pool No

Price €399,845

Hab.Space 190 sqm

Land Tax N/A

Property Description

This is certainly where you'll hear the butterflies flapping their wings Quiet but not isolated, on a hill on the edge of a small hamlet. Around 7 km from the shops and market of St Cyprien. This 190m² old and extended 'U'-shaped property with a small Zen pond in the front offers ground-level living with a large 54m² living room with plenty of natural light through bay windows, cellar/garage, 2 bedrooms, one of which has an en-suite bathroom, shower room, games room/dormitory and dressing room.

Garden level, which could be completely independent, entrance/veranda, boiler room, 2 bedrooms, shower room. Exit to the garden.

1st Floor: Bedroom or study. From the living room, view of this beautiful outbuilding with the Pigeonnier, used as a shed and workshop. The grounds of 3752m² are divided into a pretty garden of various species, fruit trees and undulating meadow with uninterrupted views.

And if I tell you heating by heat pump.....is not a detail

Summary

Property type:	House
Bedrooms:	5
Price	€399,845

Key Information

Internal Area:	190 sqm
Land Area:	0.38 ha

Location: Nouvelle Aquitaine



Gallery









As Featured in



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 cooling 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved