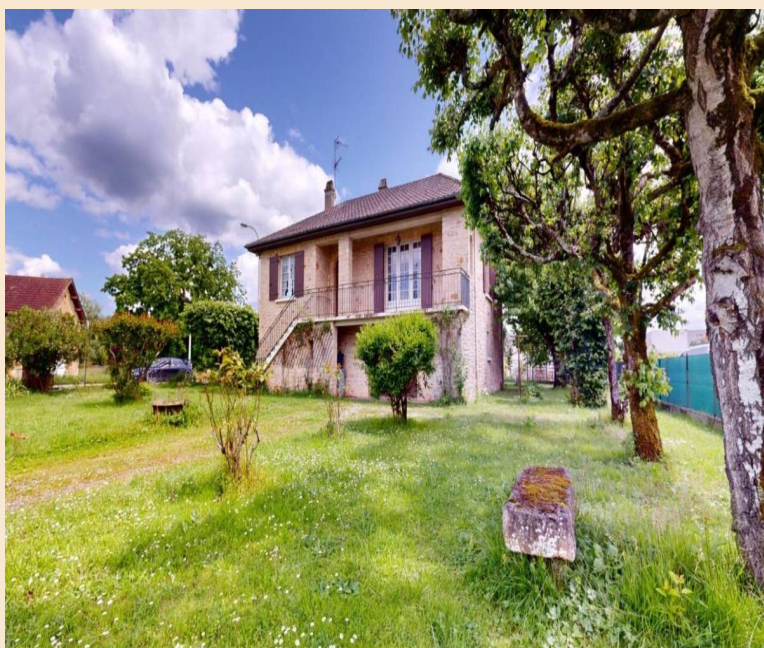


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## 3 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



**€176,000**

inc. of agency fees

3 Beds      110 sqm      0.1 ha

This solid basement house is ideally located close to shops and the SNCF train station, offering functional living space....

### At a Glance

**Reference** MFH-GLFAP2651

**Near to** St Cyprien

**Price** €176,000

**Bed** 3

**Pool** No

**Hab.Space** 110 sqm

**Land** 0.1 ha

**Land Tax** N/A

### Property Description

This solid basement house is ideally located close to shops and the SNCF train station, offering functional living space. Basement with garage, kitchen and bedroom with shower room. Second floor: separate kitchen, living room with open fireplace, two bedrooms, shower room with Italian shower, toilet. The 974 m2 enclosed garden offers a pleasant, secure space. The house has oil-fired central heating and single-glazed windows. Refurbishment work is planned, offering a great opportunity to personalize the property to suit your tastes and needs.

### Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Price          | €176,000 |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 110 sqm |
| Land Area:     | 0.1 ha  |

### Location: Nouvelle Aquitaine



## Gallery









As Featured in

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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 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.

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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**



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