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## 3 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



# €328,600

inc. of agency fees

3 Beds 1 Baths 133 sqm 0.51 ha

On high ground, not isolated, with lovely unspoilt views, former farmhouse, second home since the 1960s, this 133m2 stone-built...

### At a Glance

<b>Reference</b>	MFH-GLFAP2758	<b>Near to</b>	St Cyprien	<b>Price</b>	€328,600
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	133 sqm
<b>Land</b>	0.51 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

On high ground, not isolated, with lovely unspoilt views, former farmhouse, second home since the 1960s, this 133m<sup>2</sup> stone-built Périgordine comprises on 2 levels: Kitchen with old stone sink, dining room/lounge with fireplace, beams, exposed stonework, bedroom, bathroom. Boiler room. First floor: 2 bedrooms, bathroom.

Independent, double garage, shed, approx 50m<sup>2</sup> and close to the house this very pretty bakehouse and bread oven.

It is surrounded by 5070m<sup>2</sup> of flat land planted with trees and a few low stone walls. The area is peaceful, with only the sound of birdsong to punctuate the silence

The first shops are 4 km away, as is the Dordogne river and an 18-hole golf course. St Cyprien is only 7 km away with all the shops and its Sunday morning market.

The plateau around the house is ideal for walking.

The roofs are in good condition, as is the interior, so it's up to you to make it 'your' home

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€328,600

## Key Information

Internal Area:	133 sqm
Land Area:	0.51 ha

## Location: Nouvelle Aquitaine



## Gallery













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**S. and L. BROWN**



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