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House for sale near Saint-Cyprien in the Dordogne

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



€318,000

inc. of agency fees

4 Beds 1 Baths 155 sqm 0.35 ha

A rare pearl ! This single-storey stone house offers authentic charm, a magnificent living room with stone fireplace, 4 spacious bedrooms,...

At a Glance

Reference	MFH-AES11388-MO	Near to	Saint-Cyprien	Price	€318,000
Bed	4	Bath	1	Hab.Space	155 sqm
Land	0.35 ha	Pool	No	Land Tax	N/A

Property Description

A rare pearl ! This single-storey stone house offers authentic charm, a magnificent living room with stone fireplace, 4 spacious bedrooms, an equipped kitchen, an office and a landscaped garden with mature trees and swimming pool. Stone barn of more than 100 m², hangar of 200 m² and a beautiful workshop of around 70 m² offer multiple possibilities. ideally located within walking distance of the village, you will enjoy the tranquility of the countryside while remaining close to amenities. The house is equipped with double-glazed joinery and oil-fired central heating. Don't miss this unique opportunity.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€318,000

Key Information

Internal Area:	155 sqm
Land Area:	0.35 ha
Property Features:	
	• Swimming Pool

Location: Nouvelle Aquitaine



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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 cooling off period has expired. It takes an average of three months to buy a property in France.

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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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