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## 4 bedroom Countryside House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



**€577,500**

inc. of agency fees

4 Beds 1 Baths 210 sqm 0.68 ha

This is a lovely, large, quality house, close to the shops, with a garden that's neither too big nor too small, and above...

### At a Glance

**Reference** MFH-GLFAP2757

**Bed** 4

**Land** 0.68 ha

**Near to** St Cyprien

**Bath** 1

**Pool** No

**Price** €577,500

**Hab.Space** 210 sqm

**Land Tax** N/A

### Property Description

This is a lovely, large, quality house, close to the shops, with a garden that's neither too big nor too small, and above all with an absolutely fabulous view over the Dordogne valley, not only from the terrace but also from the pool. No work required.

A large 44m<sup>2</sup> living room opening onto the magnificent view, a large independent kitchen and utility room, 4 bedrooms, 1 bathroom and 1 shower room, a dressing room, complete the picture. This house has been well thought out and is easy to live in.

The pleasant grounds (6,782 m<sup>2</sup>) offer privacy without isolation. Just 3 minutes from all amenities.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

### Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€577,500

### Key Information

Year Built:	2000
Internal Area:	210 sqm
Land Area:	0.68 ha

### 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 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**

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**S. and L. BROWN**



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