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## 7 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



**€750,000**

inc. of agency fees

7 Beds   1 Baths   295 sqm   0.48 ha

In the heart of a peaceful hamlet, this property comprises a main house, which was carefully renovated in 2017, and a beautiful...

### At a Glance

<b>Reference</b>	MFH-GLFAP2793	<b>Near to</b>	St Cyprien	<b>Price</b>	€750,000
<b>Bed</b>	7	<b>Bath</b>	1	<b>Hab.Space</b>	295 sqm
<b>Land</b>	0.48 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of a peaceful hamlet, this property comprises a main house, which was carefully renovated in 2017, and a beautiful 17th-century stone residence, combining the charm of the past with modern comforts. This property has been renovated using quality materials, giving it its contemporary character. Nearby hiking trails invite you to discover the surrounding countryside, while local shops and essential services are just a few minutes away by car. This location offers the best of both worlds: the tranquillity of the countryside and the proximity of urban amenities. The main house features a light and airy 60m<sup>2</sup> living room where the pellet-fired central heating system distributes heat through the floor and, unexpectedly, through the walls. There are four bedrooms, one of which is on the ground floor. The gîte, designed for a comfortable and convivial stay, has a shaded terrace and two bedrooms. The swimming pool invites you to relax and cool off in the large, pleasant garden. There is a well.

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:	House
Bedrooms:	7
Bathrooms	1
Price	€750,000

Key Information

Year Built:	1900
Internal Area:	295 sqm
Land Area:	0.48 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.

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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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