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## 4 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



**€165,850**

inc. of agency fees

4 Beds      119 sqm      0.09 ha

On two levels, this house comprises: entrance hall, kitchen, dining/living room, wc, shower room. Front terrace.

First floor:...

### At a Glance

**Reference** MFH-GLFAP2810

**Near to** St Cyprien

**Price** €165,850

**Bed** 4

**Pool** No

**Hab.Space** 119 sqm

**Land** 0.09 ha

**Land Tax** N/A

### Property Description

On two levels, this house comprises: entrance hall, kitchen, dining/living room, wc, shower room. Front terrace. First floor: landing and entrance on the same level as the street, 4 bedrooms with parquet flooring, toilet. If required, 2nd floor: vast attic high enough to be converted with existing openings, a staircase remains to be created. Cellar and boiler room under the house, 9-year-old boiler, double glazing and mains drainage. An entrance hall on each level could be used to create 2 flats.

Surrounded by a garden of 887m<sup>2</sup> with a former tobacco drying shed of approx 85m<sup>2</sup>.

Small shops on foot and Dordogne beach nearby. 4 km from Siorac en Perigord and 7 km from St Cyprien.

### Summary

Property type:	House
Bedrooms:	4
Price	€165,850

### Key Information

Internal Area:	119 sqm
Land Area:	0.09 ha

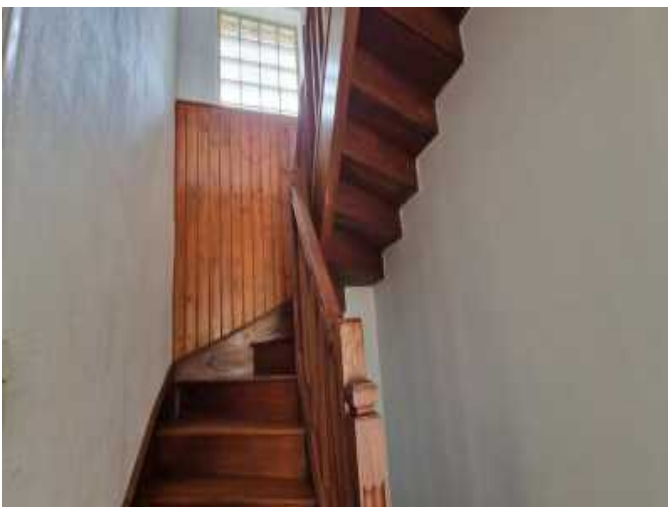
### Location: Nouvelle Aquitaine



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**S. and L. BROWN**



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