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3 bedroom Countryside House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



€347,680

inc. of agency fees

3 Beds 1 Baths 130 sqm 0.11 ha

Discover the charm of this Périgord house, accompanied by an independent gîte, all nestled in a green and calm environment. The...

At a Glance

Reference MFH-GLFAP2813

Bed 3

Land 0.11 ha

Near to St Cyprien

Bath 1

Pool No

Price €347,680

Hab.Space 130 sqm

Land Tax N/A

Property Description

Discover the charm of this Périgord house, accompanied by an independent gîte, all nestled in a green and calm environment.

The main house, carefully renovated, offers pleasant living spaces and traditional elements like its beams. You will appreciate a functional and bright kitchen, a spacious living-dining room suitable for gatherings, and three large bedrooms, including a master suite.

Enjoy the private swimming pool, surrounded by a spacious terrace. The garden creates a natural and soothing setting.

An independent gîte complements this property, offering two simple but practical bedrooms, perfect for guests or a rental activity.

Located in a region rich in discoveries, this property is a good starting point for exploring the emblematic sites of the Dordogne: historical sites, castles, and villages.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€347,680

Key Information

Year Built:	1800
Internal Area:	130 sqm
Land Area:	0.11 ha

Location: Nouvelle Aquitaine



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Buying French Property Just Got Easier...

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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S. and L. BROWN



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