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4 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



€400,000

inc. of agency fees

4 Beds 1 Baths 200 sqm 0.05 ha

In the heart of an authentic and peaceful village in the Périgord Noir, just 5 minutes from one of the 'Most Beautiful Villages...

At a Glance

Reference	MFH-GLFAP2834	Near to	St Cyprien	Price	€400,000
Bed	4	Bath	1	Hab.Space	200 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of an authentic and peaceful village in the Périgord Noir, just 5 minutes from one of the 'Most Beautiful Villages in France' and its castle, this 18th-century house offers a rare,

peaceful living environment with unobstructed views of the valley and surrounding countryside.

Perfectly integrated into its surroundings, the house benefits from a 520 m² garden with a swimming pool, ideal for enjoying the mild Périgord climate. The river and surrounding trails are easily accessible by bike.

The house, with approximately 160 m² of living space, comprises a large, bright living room opening onto the garden, a recently renovated separate kitchen, four bedrooms, a study, a shower room and a bathroom. The first phase of renovation work has already been completed: kitchen, shower room, toilets and swimming pool.

Oil-fired central heating, double glazing, mains drainage: the house is already equipped for year-round comfort, requiring only a little upgrading to become a pleasant main residence. You will also have two garages, a workshop and a boiler room.

Amenities less than 10 minutes away by car.

Picturesque setting, lively but very quiet village, with the advantages of unspoilt natural surroundings and a strong regional identity.

An ideal property as a low-maintenance holiday home or as a main residence with a little refreshing work. Don't miss out

Immersive 3D tour available on request.

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

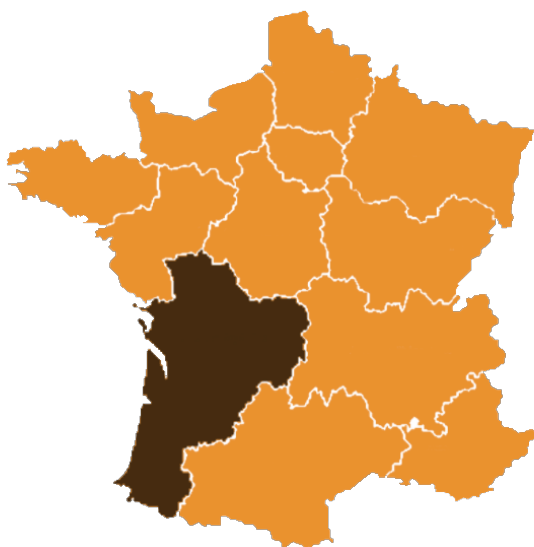
Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€400,000

Key Information

Internal Area:	200 sqm
Land Area:	0.05 ha

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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C. BAUER – Sunday Times

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S. and L. BROWN



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