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## 2 bedroom House for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



# €192,600

inc. of agency fees

2 Beds    1 Baths    100 sqm    0.1 ha

Set of 3 stone houses + nice barn.  
House n° 1 of about 100 m2, living room on the first floor (kitchen and living room), shower room and toilet. 2 bedrooms on the first floor + dressing. Double glazing,...

### At a Glance

<b>Reference</b>	MFH-GLFAP2241	<b>Near to</b>	St Cyprien	<b>Price</b>	€192,600
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	100 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Set of 3 stone houses + nice barn.

House n° 1 of about 100 m2, living room on the first floor (kitchen and living room), shower room and toilet. 2 bedrooms on the first floor + dressing. Double glazing, electric heating. House n° 2 of about 85 m including in garden level : 1 living room with fireplace, 1 Dralon, 1 bathroom / toilet and 1 laundry, In the second floor : 2 bedrooms, 1 attic. House n° 3 of about 30 m2 (studio).ideal for a rental investment Land of 950 m2. All shops within walking distance. The river for picnics and swimming is also accessible on foot. At

5 minutes from a 9 and 18 holes golf course.

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€192,600

## Key Information

Internal Area:	100 sqm
Land Area:	0.1 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 calling off period has expired. It takes an average of three months to buy a property in France.

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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.

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