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## 7 bedroom Business for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



# €472,500

inc. of agency fees

7 Beds      1 Baths      340 sqm

For a secure investment, in the crossroads of Saint-Cyprien, beautiful stone building, very well maintained. Obviously for rental purposes with a gross yield of 8% (annual rent 36,000 euros). But also...

### At a Glance

Reference MFH-GLFAP2497

Bed 7

Near to St Cyprien

Bath 1

Pool No

Price €472,500

Hab.Space 340 sqm

Land Tax N/A

## Property Description

For a secure investment, in the crossroads of Saint-Cyprien, beautiful stone building, very well maintained. Obviously for rental purposes with a gross yield of 8% (annual rent 36,000 euros). But also elegant architecture (not semi-detached) with balcony, excellent general condition (new roof, double glazing) including commercial premises (location number 1, 16 m frontage, terrace) regularly maintained (stable tenant), two crossing flats therefore bright. In twenty years, not a single lot has remained unoccupied. A must-see address in the most sought-after village in the Dordogne on the search engines

## Summary

Property type:	Business
Bedrooms:	7
Bathrooms	1
Price	€472,500

## Key Information

Internal Area:	340 sqm
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## Location: Nouvelle Aquitaine



# Gallery







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or email us at **bonjour@my-french-house.com**.

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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 calling 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.

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