

[Click to view MFH-GLFAP2584](#)

## 3 bedroom House for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



# €349,800

inc. of agency fees

3 Beds      124 sqm      0.56 ha

Welcome to this property full of potential, where life flows peacefully. With 124 m2 of living space, this home offers a solid foundation for creating the home of your dreams. The three bedrooms,...

### At a Glance

**Reference** MFH-GLFAP2584

**Bed** 3

**Land** 0.56 ha

**Near to** St Cyprien

**Pool** No

**Price** €349,800

**Hab.Space** 124 sqm

**Land Tax** N/A

### Property Description

Welcome to this property full of potential, where life flows peacefully. With 124 m2 of living space, this home offers a solid foundation for creating the home of your dreams.

The three bedrooms, including two on the first floor, bear witness to a practical and functional design. The large 49 m2 living room, flooded with natural light, becomes the ideal gathering place for sharing precious moments with family and friends. The kitchen, with its infinite creative potential, becomes the center of

culinary activity, ready to be remodeled according to your preferences.

Outside, a 50 m<sup>2</sup> detached garage offers not only safe shelter for your vehicles, but also an opportunity for additional storage space. The 10 x 4.50 m swimming pool, lined with a 4-year-old liner, promises refreshing days and unforgettable summer memories.

A small 10 m<sup>2</sup> walnut drying shed, with its rustic charm and slate roof, completes the ensemble, adding an authentic touch to this property full of promise.

The property's south-facing aspect guarantees constant sunlight. However, some refurbishment work is required to bring out the hidden potential of this house. This property offers the opportunity to create a unique home, personalized to your tastes and aspirations.

## Summary

Property type:	House
Bedrooms:	3
Price	€349,800

## Key Information

Year Built:	1900
Internal Area:	124 sqm
Land Area:	0.56 ha

## Location: Nouvelle Aquitaine



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates