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## 3 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



# €214,000

inc. of agency fees

3 Beds      143 sqm      0.07 ha

Located close to a dynamic village with shops, schools and SNCF train station, this house offers a unique combination of space...

### At a Glance

<b>Reference</b>	MFH-GLFAP2596	<b>Near to</b>	St Cyprien	<b>Price</b>	€214,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	143 sqm
<b>Land</b>	0.07 ha			<b>Land Tax</b>	N/A

### Property Description

Located close to a dynamic village with shops, schools and SNCF train station, this house offers a unique combination of space and functionality. The first floor features a 50 m2 independent apartment with bedroom, kitchen, shower room and living room. You'll also find a practical garage and an air-conditioned cellar, perfect for wine lovers.

Upstairs you'll find an independent, fully-equipped kitchen, a bright south-facing living room opening onto a

sunny terrace, two bedrooms, an office (which could also be a bedroom), shower room with walk-in shower, toilet. The enclosed garden is the perfect setting for unoverlooked summer evenings.

Close proximity to shops adds a welcome convenience to this charming home.

## Summary

Property type:	House
Bedrooms:	3
Price	€214,000

## Key Information

Year Built:	1960
Internal Area:	143 sqm
Land Area:	0.07 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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**C. BAUER – Sunday Times**

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