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## 5 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



# €399,845

inc. of agency fees

5 Beds      190 sqm      0.38 ha

This is certainly where you'll hear the butterflies flapping their wings Quiet but not isolated, on a hill on the edge of...

### At a Glance

<b>Reference</b>	MFH-GLFAP2636	<b>Near to</b>	St Cyprien	<b>Price</b>	€399,845
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	190 sqm
<b>Land</b>	0.38 ha			<b>Land Tax</b>	N/A

### Property Description

This is certainly where you'll hear the butterflies flapping their wings Quiet but not isolated, on a hill on the edge of a small hamlet. Around 7 km from the shops and market of St Cyprien.

This 190m<sup>2</sup> old and extended 'U'-shaped property with a small Zen pond in the front offers ground-level living with a large 54m<sup>2</sup> living room with plenty of natural light through bay windows, cellar/garage, 2 bedrooms, one of which has an en-suite bathroom, shower room, games room/dormitory and dressing room. Garden level, which could be completely independent, entrance/veranda, boiler room, 2 bedrooms, shower

room. Exit to the garden.

1st Floor: Bedroom or study. From the living room, view of this beautiful outbuilding with the Pigeonnier, used as a shed and workshop. The grounds of 3752m<sup>2</sup> are divided into a pretty garden of various species, fruit trees and undulating meadow with uninterrupted views.

And if I tell you heating by heat pump.....is not a detail

## Summary

Property type:	House
Bedrooms:	5
Price	€399,845

## Key Information

Internal Area:	190 sqm
Land Area:	0.38 ha

## Location: Nouvelle Aquitaine



## Gallery









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