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## 5 bedroom House for sale in Dordogne

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 a small hamlet. Around 7 km from the shops and market of St Cyprien. This...

### 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 190m2 old and extended 'U'-shaped property with a small Zen pond in the front offers ground-level living with a large 54m2 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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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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