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## House for sale near Saint-Cyprien in the Dordogne

Saint-Cyprien , Dordogne , Nouvelle Aquitaine



**€275,600**

inc. of agency fees

5 Beds

136 sqm

Charming 5 bedroom, 4 bathroom character property, centrally located in the heart of St Cyprien with its selection of shops, bars, restaurants, boulangeries and amenities. The property has previously been...

### At a Glance

**Reference** MFH-AES11238-STC

**Near to** Saint-Cyprien

**Price** €275,600

**Bed** 5

**Pool** No

**Hab.Space** 136 sqm

**Land Tax** N/A

### Property Description

Charming 5 bedroom, 4 bathroom character property, centrally located in the heart of St Cyprien with its selection of shops, bars, restaurants, boulangeries and amenities.

The property has previously been run as a successful B and B but is currently set up as a family home.

in brief accommodation comprises, to the ground floor, a large entrance hall, a good sized living room, kitchen / diner, bedroom, shower room and separate WC. To the first floor are four further bedrooms (three with their own shower rooms and two with charming balconies) and a separate WC. There is also a large cellar and a large attic space ideal for possible conversion

The picturesque and characterful village of St Cyprien is right in the heart of the Dordogne and is only 20 minutes from Bergerac.

## Summary

Property type:	House
Bedrooms:	5
Price	€275,600

## Key Information

Internal Area:	136 sqm
Floor:	2
Property Features:	
•	Balcony

## 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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