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## 3 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



# €187,250

inc. of agency fees

3 Beds      110 sqm      0.1 ha

This solid basement house is ideally located close to shops and the SNCF train station, offering functional living space....

### At a Glance

**Reference** MFH-GLFAP2651

**Bed** 3

**Land** 0.1 ha

**Near to** St Cyprien

**Pool** No

**Price** €187,250

**Hab.Space** 110 sqm

**Land Tax** N/A

## Property Description

This solid basement house is ideally located close to shops and the SNCF train station, offering functional living space. Basement with garage, kitchen and bedroom with shower room. Second floor: separate kitchen, living room with open fireplace, two bedrooms, shower room with Italian shower, toilet. The 974 m<sup>2</sup> enclosed garden offers a pleasant, secure space. The house has oil-fired central heating and single-glazed windows. Refurbishment work is planned, offering a great opportunity to personalize the property to suit your tastes and needs.

## Summary

Property type:	House
Bedrooms:	3
Price	€187,250

## Key Information

Internal Area:	110 sqm
Land Area:	0.1 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

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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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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.

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