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## 4 bedroom House for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



**€525,000**

inc. of agency fees

4 Beds      218 sqm      0.5 ha

Discover this contemporary ensemble offering unobstructed views over the surrounding countryside, ideally located for those seeking comfort, modernity and potential for profitability. The main house comprises...

### At a Glance

**Reference** MFH-GLFAP2650-1

**Near to** St Cyprien

**Price** €525,000

**Bed** 4

**Pool** No

**Hab.Space** 218 sqm

**Land** 0.5 ha

**Land Tax** N/A

### Property Description

Discover this contemporary ensemble offering unobstructed views over the surrounding countryside, ideally located for those seeking comfort, modernity and potential for profitability. The main house comprises a bright living room with a modern fitted kitchen and a convivial lounge with wood-burning stove. There are three bedrooms, including a master suite with bathroom, dressing room and toilet. A shower room with walk-in shower completes the first floor. Upstairs, you'll find a beautiful bedroom with shower room, a study and a

vast multi-activity room. Reversible air-conditioning ensures optimum comfort all year round. The wooden terrace affords an unobstructed view over the surrounding countryside, providing the ideal setting for relaxing in the open air. The independent gîte comprises a living room that doubles as a bedroom, a shower room and a toilet. A private wooden terrace allows your guests to enjoy their stay in complete tranquillity. The property also includes an above-ground swimming pool well integrated into the 5002 m<sup>2</sup> garden, perfect for cooling off in summer. The house's energy performance is excellent (class A), ensuring comfort and energy savings. A detached garage and workshop add practical storage and workspace. For those looking for additional profitability, it is possible to acquire the neighboring house currently for sale, offering even more options for investors or large families

Summary

Property type:	House
Bedrooms:	4
Price	€525,000

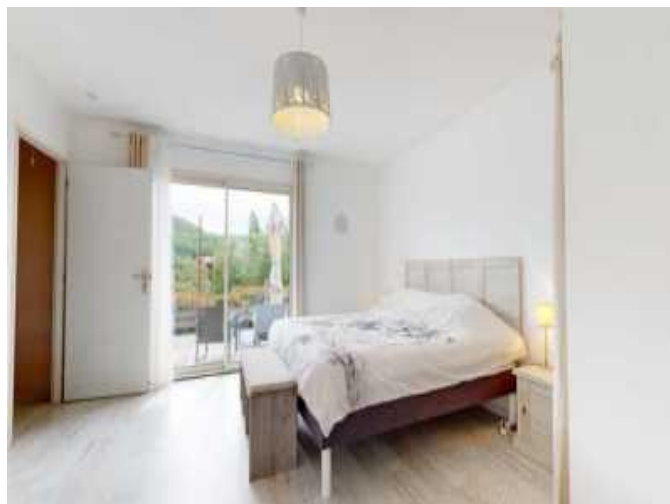
Key Information

Year Built:	2021
Internal Area:	218 sqm
Land Area:	0.5 ha

Location: Nouvelle Aquitaine



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