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## 4 bedroom House for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



# €318,000

inc. of agency fees

4 Beds      160 sqm      0.26 ha

This charming contemporary single-storey home offers spacious, comfortable living just a stone's throw from all amenities. Perfectly maintained, it's just waiting for its new occupants to take advantage...

### At a Glance

<b>Reference</b>	MFH-GLFAP2656	<b>Near to</b>	St Cyprien	<b>Price</b>	€318,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.26 ha			<b>Land Tax</b>	N/A

### Property Description

This charming contemporary single-storey home offers spacious, comfortable living just a stone's throw from all amenities. Perfectly maintained, it's just waiting for its new occupants to take advantage of its many assets.

Bright and spacious 53 m2 living room, modern and functional fitted kitchen, with direct access to the covered terrace for convivial outdoor meals.

Four comfortable bedrooms, including a master suite with private shower room for added privacy.

Additional shower room for the comfort of the whole family.

Adjoining garage with sink and toilet, practical for storage and DIY.

Upstairs games room for children or to create an additional relaxation area.

Pleasant wooded grounds of 2,588 m<sup>2</sup>, a haven of peace in which to relax and enjoy nature.

## Summary

Property type:	House
Bedrooms:	4
Price	€318,000

## Key Information

Year Built:	1995
Internal Area:	160 sqm
Land Area:	0.26 ha

## 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**

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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