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

**Saint-Cyprien** , **Dordogne** , **Nouvelle Aquitaine**



**€233,200**

inc. of agency fees

2 Beds      92 sqm      0.01 ha

Beautiful property right in the heart of the Perigord Noir, This wonderful property is 'turn key ready' and finished to the highest of standards throughout. Accommodation comprises, to the ground floor,...

### At a Glance

<b>Reference</b>	MFH-AES11270-STC	<b>Near to</b>	Saint-Cyprien	<b>Price</b>	€233,200
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	92 sqm
<b>Land</b>	0.01 ha			<b>Land Tax</b>	N/A

### Property Description

Beautiful property right in the heart of the Perigord Noir,

This wonderful property is 'turn key ready' and finished to the highest of standards throughout.

Accommodation comprises, to the ground floor, a large open plan living room / dining room, fully fitted kitchen, shower room and bedroom with doors opening onto the private courtyard garden to the rear of the property.

The first floor has a further large bedroom and mezzanine area.

This charming home is nestled in the picturesque village of St Cyprien, in the Dordogne, surrounded by shops, restaurants, cafes, and bars. it features a modern alarm and surveillance system, making it perfect for a 'lock up and leave' holiday home.

## Summary

Property type:	House
Bedrooms:	2
Price	€233,200

## Key Information

Internal Area:	92 sqm
Land Area:	0.01 ha
Floor:	2
Property Features:	
•	Fitted Kitchen

## Location: Nouvelle Aquitaine



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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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