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

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



# €320,000

inc. of agency fees

3 Beds      138 sqm      0.33 ha

Please discover this charming stone house located on the heights of a beautiful tourist village, offering a breathtaking view of the valley. This charming and characterful house has much to offer, including...

### At a Glance

<b>Reference</b>	MFH-AES11332-STC	<b>Near to</b>	Saint-Cyprien	<b>Price</b>	€320,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	138 sqm
<b>Land</b>	0.33 ha			<b>Land Tax</b>	N/A

### Property Description

Please discover this charming stone house located on the heights of a beautiful tourist village, offering a breathtaking view of the valley.

This charming and characterful house has much to offer, including a lovely terrace, with superb views across

the valley, leading to a brand-new kitchen, a bright living room, and a library / study room.

Upstairs, you will find two very beautiful bedrooms, and a further bedroom which needs some refreshing, as well as two bathrooms with a separate WC.

The property also features a beautiful piece of land, which is rare for village houses, with a water source and the additional benefit of a separate garage.

## Summary

Property type:	House
Bedrooms:	3
Price	€320,000

## Key Information

Internal Area:	138 sqm
Land Area:	0.33 ha
Floor:	2
Property Features:	
•	Terrace

## Location: Nouvelle Aquitaine



## Gallery







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or email us at **bonjour@my-french-house.com**.

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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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