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## 4 bedroom House for sale in Dordogne

St Cyprien, Dordogne, Nouvelle Aquitaine



€286,200

inc. of agency fees

4 Beds

**157** sqm

**0.33** ha

Ecological house built in 2011, inspired by the style of old tobacco drying sheds, located just 2 minutes from all amenities. Set in 3280 m<sup>2</sup> of wooded grounds, this unique property combines rustic charm...

### At a Glance

**Reference** MFH-GLFAP2681

0.33 ha

Near to St Cyprien

Bed 4

Land

Pool No

**Price** €286,200

Hab.Space 157 sqm

Land Tax N/A

## **Property Description**

Ecological house built in 2011, inspired by the style of old tobacco drying sheds, located just 2 minutes from all amenities. Set in 3280 m<sup>2</sup> of wooded grounds, this unique property combines rustic charm with modern energy efficiency.

| On the first floor, you'll discover a spacious living room of almost 40 m², bathed in natural light and opening |
|---|
| onto a 40 m² wooden terrace, ideal for enjoying fine weather. A laundry room equipped with a solar water        |
| heater, a bedroom and a shower room with toilet enable you to live on one level in optimum comfort.             |

Upstairs, the house offers three additional bedrooms and a second shower room with toilet, perfectly suited to the needs of a family.

The house is distinguished by its environmentally-friendly design: excellent insulation (25 cm of cellulose wadding), double-glazing and a 5 m³ rainwater recovery tank. A workshop completes the ensemble, providing a versatile space for DIY or storage.

This property is a rare opportunity for those looking for a house combining traditional charm and ecological modernity. Don't delay in visiting it to discover all it has to offer.

Summary

Property type: House

Bedrooms: 4

Price €286,200

**Key Information** 

Year Built: 2011

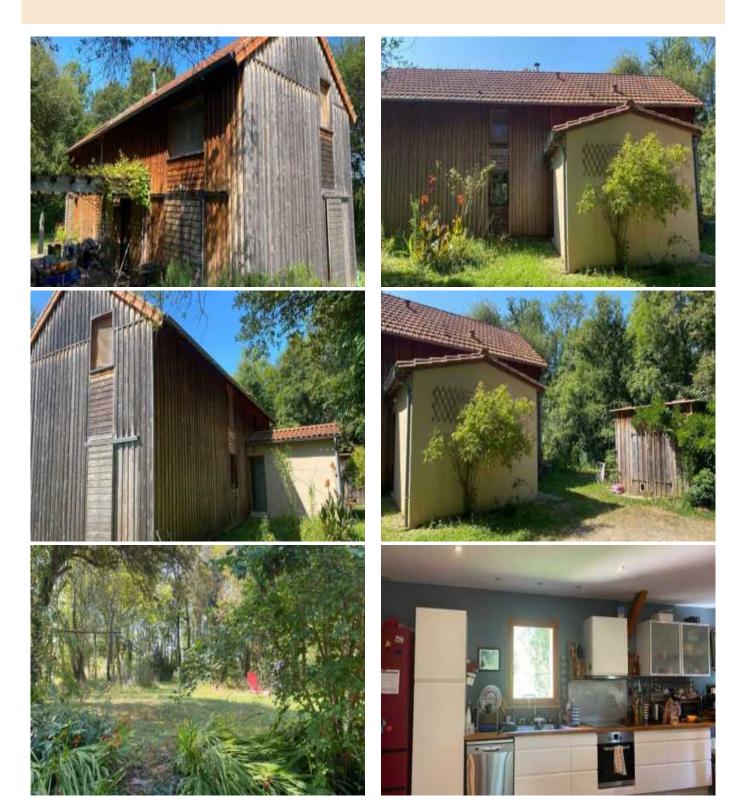
Internal Area: 157 sqm

Land Area: 0.33 ha

**Location: Nouvelle Aquitaine** 



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S. and L. BROWN



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