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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

Bed 4

Land 0.33 ha

Near to St Cyprien

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 m<sup>2</sup>, bathed in natural light and opening onto a 40 m<sup>2</sup> 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 m<sup>3</sup> 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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