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## 6 bedroom House for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



# €525,000

inc. of agency fees

6 Beds      4 Baths      278 sqm

Where do I begin to convey the avalanche of sensations that every visit to this simple, sublime, charming residence provokes?...

### At a Glance

Reference MFH-GLFAP2693

Bed 6

Near to St Cyprien

Bath 4

Pool No

Price €525,000

Hab.Space 278 sqm

Land Tax N/A

### Property Description

Where do I begin to convey the avalanche of sensations that every visit to this simple, sublime, charming residence provokes? The romantic gazebo on the flower-filled patio? The trendiest Jacuzzi (sheltered behind the Spanish-style columns on the terrace), from which you can see without being seen? The grand salon with its loggia-library and inglenook fireplace? The balcony-smoking room, so original and tender? The 6 bedrooms, each with its own personality and exceptional comfort (6 bathrooms, 4 with Jacuzzi baths)? The mysterious, illuminated natural well? 5 years in the making, when restoration becomes an art, bringing out

the richness of detail in this 12th-century house, cradled in the tranquillity of an authentic, unspoilt medieval village A success from start to finish, with services “like we'd like to see more of More than perfect

The first floor features a spacious 44 m<sup>2</sup> living room opening onto a covered terrace, a separate kitchen, a dining room and two en suite bedrooms, all with private bathrooms and toilets.

On the second floor, the house offers two further en suite bedrooms and a bright living room with balcony.

This property combines fine features and authenticity, with exposed beams, stone walls, double glazing, an air/water heat pump and oil-fired central heating.

Ideally located, the property is within easy walking distance of the village shops and services. A rare property for lovers of heritage and history, offering a unique living environment in the heart of the Périgord Noir.

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	4
Price	€525,000

## Key Information

Internal Area:	278 sqm
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## 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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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**

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