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## 4 bedroom Countryside house for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



# €800,000

inc. of agency fees

4 Beds      273 sqm      1.09 ha

When we sold this property some twenty years ago, we specified that it was rare and exceptional. We hoped that a Perigordian...

### At a Glance

|                  |               |                |            |                  |          |
|------------------|---------------|----------------|------------|------------------|----------|
| <b>Reference</b> | MFH-GLFAP2468 | <b>Near to</b> | St Cyprien | <b>Price</b>     | €800,000 |
| <b>Bed</b>       | 4             | <b>Pool</b>    | No         | <b>Hab.Space</b> | 273 sqm  |
| <b>Land</b>      | 1.09 ha       |                |            | <b>Land Tax</b>  | N/A      |

### Property Description

When we sold this property some twenty years ago, we specified that it was rare and exceptional. We hoped that a Perigordian lifestyle enthusiast (Architect Coq et Lefranc) would be able to restore this very old farmhouse, with its inner courtyard and pretty porch, to its former glory. The result was beyond our expectations, and today there's a very comfortable and cosy 230 m<sup>2</sup> (+ very nice 100 m<sup>2</sup> workshop) that

could quickly become an independent apartment. 4 bedrooms, 1 study, large lounge, living room, large kitchen facing the view, the garden, the 9 x 4.5 m swimming pool with its anthracite liner and safety cover... Wood pellet central heating (4.8-tonne silo) provides pleasant warmth, and 26 m<sup>2</sup> air/water solar panels supply a 2,000-liter buffer tank and a 500-liter tank for sanitary facilities. The 2-minute drive from the center of Saint-Cyprien is as quiet as can be. The only thing that could disturb this priceless peace and quiet is the mushroom season. Add to this a 10-year-old truffle plantation with 38 trees, and you're sure to fall in love

Information on the risks to which this property is exposed is available on the Géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 4                 |
| Price          | €800,000          |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 273 sqm |
| Land Area:     | 1.09 ha |

## 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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**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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