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## 4 bedroom Countryside house for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



# €735,000

inc. of agency fees

4 Beds   1 Baths   150 sqm   2.19 ha

Located at the end of a path winding through a wood, this superb stone farmhouse invites you to explore a true haven of peace in the heart of a typical Périgord village. Enjoy a serene setting and an...

### At a Glance

<b>Reference</b>	MFH-GLFAP2714	<b>Near to</b>	St Cyprien	<b>Price</b>	€735,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	150 sqm
<b>Land</b>	2.19 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located at the end of a path winding through a wood, this superb stone farmhouse invites you to explore a true haven of peace in the heart of a typical Périgord village. Enjoy a serene setting and an environment preserved from any visual pollution, where authentic charm blends harmoniously with modern comfort.

The house:

A spacious living room testifying to the authenticity of the farmhouse, with its exposed beams and natural stones, perfect for convivial moments.

A welcoming library, ideal for reading enthusiasts.

Fully equipped and furnished kitchen, with central island, extending into a warm living room, complete with a wood stove.

A bathroom and a toilet for more convenience.

A living room with fireplace, offering direct access to a sunny terrace, perfect for your outdoor meals.

The two other sleeping areas - located upstairs - are distributed on either side of the house:

Staircase Side Living Room: Two comfortable bedrooms, a practical dressing room, a bathroom with WC.

Staircase Dining room side: Three other spacious bedrooms, A bathroom, a separate WC.

The park:

Enjoy a beautiful 14x7m swimming pool, equipped with a new motorized shutter to secure and preserve this relaxation area.

A pool house of approximately 40 m<sup>2</sup>, with WC and shower room, perfect for receiving your guests or for your leisure time in summer

An artificial fountain

A barbecue area.

Several terrace areas

The extras:

Gas central heating guaranteeing optimal comfort.

Sanitation compliant with septic tank to standards

Spacious land of more than 2 hectares, ideal for relaxation and outdoor activities.

This exceptional property represents a rare opportunity for those looking for a peaceful and authentic living environment.

Do not hesitate to contact me for more information or to arrange a visit

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€735,000

## Key Information

Year Built:	1800
Internal Area:	150 sqm
Land Area:	2.19 ha

## Location: Nouvelle Aquitaine



## Gallery







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**C. BAUER – Sunday Times**

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