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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

| | | | | | |
|------------------|-----------------|----------------|------------|------------------|----------|
| Reference | MFH-GLFAP2468-1 | Near to | St Cyprien | Price | €800,000 |
| Bed | 4 | Pool | No | Hab.Space | 273 sqm |
| Land | 1.09 ha | | | Land Tax | 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 m2 (+ very nice 100 m2 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 m² 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

Summary

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

Key Information

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

Location: Nouvelle Aquitaine



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