

[Click to view MFH-AES11388-MO](#)

## House for sale near Saint-Cyprien in the Dordogne

**Saint-Cyprien** , **Dordogne** , **Nouvelle Aquitaine**



# €344,500

inc. of agency fees

4 Beds   1 Baths   155 sqm   0.35 ha

A rare pearl ! This single-storey stone house offers authentic charm, a magnificent living room with stone fireplace, 4 spacious bedrooms,...

### At a Glance

|                  |                 |                |               |                  |          |
|------------------|-----------------|----------------|---------------|------------------|----------|
| <b>Reference</b> | MFH-AES11388-MO | <b>Near to</b> | Saint-Cyprien | <b>Price</b>     | €344,500 |
| <b>Bed</b>       | 4               | <b>Bath</b>    | 1             | <b>Hab.Space</b> | 155 sqm  |
| <b>Land</b>      | 0.35 ha         | <b>Pool</b>    | No            | <b>Land Tax</b>  | N/A      |

### Property Description

A rare pearl ! This single-storey stone house offers authentic charm, a magnificent living room with stone fireplace, 4 spacious bedrooms, an equipped kitchen, an office and a landscaped garden with mature trees and swimming pool. Stone barn of more than 100 m<sup>2</sup>, hangar of 200 m<sup>2</sup> and a beautiful workshop of around 70 m<sup>2</sup> offer multiple possibilities. ideally located within walking distance of the village, you will enjoy the

tranquility of the countryside while remaining close to amenities. The house is equipped with double-glazed joinery and oil-fired central heating. Don't miss this unique opportunity.

### Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 4        |
| Bathrooms      | 1        |
| Price          | €344,500 |

### Key Information

|                    |               |
|--------------------|---------------|
| Internal Area:     | 155 sqm       |
| Land Area:         | 0.35 ha       |
| Property Features: |               |
| •                  | Swimming Pool |

### Location: Nouvelle Aquitaine



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates