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## 4 bedroom House for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



# €371,000

inc. of agency fees

4 Beds      159 sqm      0.15 ha

Breathtaking panoramic view from these 2 old houses located on the hillside, in a quiet hamlet. Main house (1860) with 2 bedrooms (one of which is a master suite), 1 independent kitchen (Mobalpa), 1 living...

### At a Glance

<b>Reference</b>	MFH-GLFAP2374	<b>Near to</b>	St Cyprien	<b>Price</b>	€371,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	159 sqm
<b>Land</b>	0.15 ha			<b>Land Tax</b>	N/A

### Property Description

Breathtaking panoramic view from these 2 old houses located on the hillside, in a quiet hamlet. Main house (1860) with 2 bedrooms (one of which is a master suite), 1 independent kitchen (Mobalpa), 1 living room with a superb inglenook, 2 shower rooms. Attic - can be converted, possibility to create 1 extra bedroom. (already insulated).

The second house includes 2 bedrooms, 1 shower room, 1 mezzanine, separate entrance.

Double glazing. No work to be done. Electric heating.

Covered terrace with those georgous views Land of 1480 m2 with trees.

At 6 minute drive from all shops.

## Summary

Property type:	House
Bedrooms:	4
Price	€371,000

## Key Information

Year Built:	1700
Internal Area:	159 sqm
Land Area:	0.15 ha

## Location: Nouvelle Aquitaine





## Gallery











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or email us at **bonjour@my-french-house.com**.

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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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