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## 8 bedroom Countryside house for sale in St Cyprien

St Cyprien , Dordogne , Nouvelle Aquitaine



# €840,000

inc. of agency fees

8 Beds    1 Baths    411 sqm    1.3 ha

At the edge of the woods, in a small, very quiet rural village, not far from amenities (5 km from the nearest towns), this...

### At a Glance

<b>Reference</b>	MFH-GLFAP2455	<b>Near to</b>	St Cyprien	<b>Price</b>	€840,000
<b>Bed</b>	8	<b>Bath</b>	1	<b>Hab.Space</b>	411 sqm
<b>Land</b>	1.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

At the edge of the woods, in a small, very quiet rural village, not far from amenities (5 km from the nearest towns), this adorable character property dating back to the 18th century offers you: a main house with large kitchen and dining room in its bright veranda (reversible air conditioning and heated floor), living room with wood stove and heated floor, office, 2 good-sized bedrooms and shower room. The property also houses 2

large gites (8 people and 4 people), as well as a large guest room easily convertible into a gite. Outbuildings, large covered courtyard for 3 cars, 13,000m<sup>2</sup> of land with private swimming pool, orchard, vegetable garden and well at the entrance to the property.

Lots of potential for this house in a privileged location

To visit quickly

## Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	1
Price	€840,000

## Key Information

Year Built:	1770
Internal Area:	411 sqm
Land Area:	1.3 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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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.

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