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## 4 bedroom Countryside House for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



# €371,000

inc. of agency fees

4 Beds      196 sqm      0.35 ha

Not only is this large family home a stone's throw from the shops, it also boasts 4 bedrooms, a large 42 m<sup>2</sup> living room with open fireplace, and a separate kitchen (25 m<sup>2</sup>). Several outbuildings include...

### At a Glance

<b>Reference</b>	MFH-GLFAP2549	<b>Near to</b>	St Cyprien	<b>Price</b>	€371,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	196 sqm
<b>Land</b>	0.35 ha			<b>Land Tax</b>	N/A

### Property Description

Not only is this large family home a stone's throw from the shops, it also boasts 4 bedrooms, a large 42 m<sup>2</sup> living room with open fireplace, and a separate kitchen (25 m<sup>2</sup>). Several outbuildings include a carport, a barn of over 100 m<sup>2</sup>, a 70 m<sup>2</sup> workshop and an open hangar of over 200 m<sup>2</sup>. The garden of just over 3500 m<sup>2</sup> is pleasant and well planted, with a stream running gently through the grounds. The icing on the cake: the

well-integrated swimming pool invites you to relax. Information on the risks to which this property is exposed is available on the Géorisques website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€371,000

## Key Information

Internal Area:	196 sqm
Land Area:	0.35 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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