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## 3 bedroom House for sale in Dordogne

St Cyprien , Dordogne , Nouvelle Aquitaine



# €318,000

inc. of agency fees

3 Beds      124 sqm      0.56 ha

Welcome to this property full of potential, where life flows peacefully. With 124 m2 of living space, this home offers a solid foundation for creating the home of your dreams. The three bedrooms,...

### At a Glance

<b>Reference</b>	MFH-GLFAP2584	<b>Near to</b>	St Cyprien	<b>Price</b>	€318,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	124 sqm
<b>Land</b>	0.56 ha			<b>Land Tax</b>	N/A

### Property Description

Welcome to this property full of potential, where life flows peacefully. With 124 m2 of living space, this home offers a solid foundation for creating the home of your dreams.

The three bedrooms, including two on the first floor, bear witness to a practical and functional design. The large 49 m2 living room, flooded with natural light, becomes the ideal gathering place for sharing precious moments with family and friends. The kitchen, with its infinite creative potential, becomes the center of

culinary activity, ready to be remodeled according to your preferences.

Outside, a 50 m<sup>2</sup> detached garage offers not only safe shelter for your vehicles, but also an opportunity for additional storage space. The 10 x 4.50 m swimming pool, lined with a 4-year-old liner, promises refreshing days and unforgettable summer memories.

A small 10 m<sup>2</sup> walnut drying shed, with its rustic charm and slate roof, completes the ensemble, adding an authentic touch to this property full of promise.

The property's south-facing aspect guarantees constant sunlight. However, some refurbishment work is required to bring out the hidden potential of this house. This property offers the opportunity to create a unique home, personalized to your tastes and aspirations.

## Summary

Property type:	House
Bedrooms:	3
Price	€318,000

## Key Information

Year Built:	1900
Internal Area:	124 sqm
Land Area:	0.56 ha

## Location: Nouvelle Aquitaine



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