

In the center of the Périgord Noir: very beautiful "Maison de Maître" with converted barn



INFORMATION

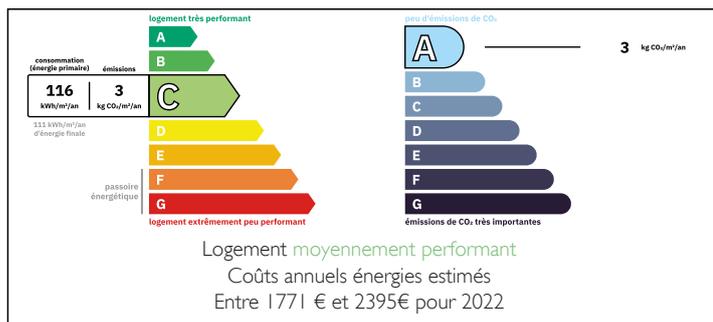
Town:	Saint-Cyprien
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	328 m2
Plot Size:	4758 m2

IN BRIEF

Discover a hidden gem in the picturesque region of Perigord Noir, near the enchanting village of Saint-Cyprien. Tucked away in a tranquil hameau, this delightful property offers a perfect blend of rustic charm and modern amenities, making it an ideal retreat for families or a lucrative investment opportunity. Consists of 2 entities :

- A Maison de Maître : This charming house boasts three well-appointed bedrooms and has been successfully rented as a gîte, providing a steady stream of income for savvy investors or the perfect family home for those looking to immerse themselves in the beauty of the French countryside.
- A stunning barn that has been completely renovated and is ideally suited for year-round living. It offers an open kitchen, light-full living, office, a ground floor bedroom and bathroom; on the first floor : 3...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

- An inviting Pool : Spend warm summer days lounging by the refreshing pool, surrounded by the serene beauty of the surrounding landscape. This outdoor oasis is perfect for both relaxation and entertaining.
- A gorgeous garden : Enjoy a spacious and carefully maintained garden, surrounded by lush, mature trees that provide privacy and shade.
- Petanque court: For those who love games and competition, there is a petanque court! Invite friends for a fun afternoon full of fun
- Garage: The property features a garage, providing ample storage for your vehicle and outdoor equipment, ensuring you have everything you need at your fingertips.
- For horse owners/lovers: within walking distance of a riding school.

LOCAL TAXES

Taxe foncière: 2644 EUR

Taxe habitation: EUR

Nestled in a quiet hameau, this property offers a peaceful escape while still being conveniently close to the vibrant village of Saint-Cyprien, well known for its charming Sunday-market, delightful restaurants, and rich history. Enjoy the breathtaking scenery, explore nearby hiking trails, and indulge in the region's renowned gastronomy.

Whether you are looking for a permanent residence, a vacation home, or an investment property, this unique opportunity in Perigord Noir is not to be missed.

Contact us today to schedule a viewing and experience the charm and tranquility of this exceptional property for yourself!

Dimensions (approx in m2)

Maison Principale

Ground floor

- Living 42
- Office 16,8
- Kitchen 30
- Bedroom 1 12,4
- Bathroom 6,5

NOTES