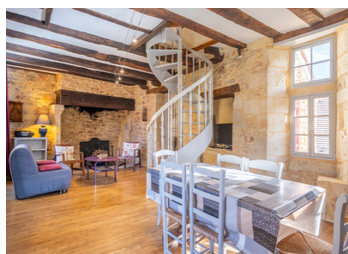
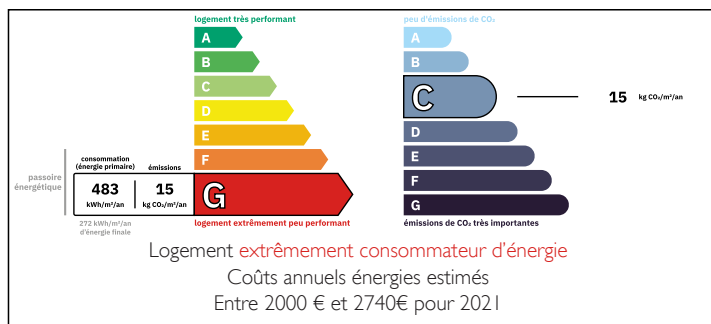


Set of two stone houses in typical setting

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	102 m²
Plot Size:	209 m²

IN BRIEF

Just five minutes from the very attractive village of St Cyprien (with all amenities), on the old ramparts path of the castle of a typical little village, discover this property full of character comprising two stone houses.

Access to the property is exclusively on foot, with various parking spaces located 150m and 250m away.

The first house comprises a lounge, kitchen and bathroom. Upstairs: two bedrooms.

Features :

Beautiful stone fireplace with wood stove

Solid wood flooring

Bright and airy

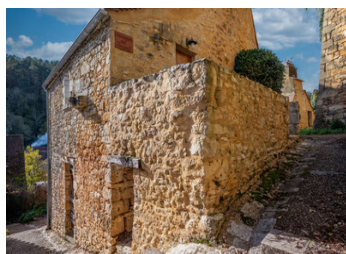
Terrace with uninterrupted views

Second house - 35 m²

Ground floor: living room, shower room. Large

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.



LOCAL TAXES

Taxe foncière: 623 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Just five minutes from the very attractive village of St Cyprien (with all amenities), on the old ramparts path of the castle of a typical little village, discover this property full of character, comprising two stone houses, perfect for lovers of authenticity.

Access to the property is exclusively by foot, with various parking spaces located 150 m and 250 m away.

First house - 67 m²

Ground floor: living room, kitchen, bathroom.
Upstairs: two bedrooms.

Features :

Beautiful stone fireplace

Solid wood floors

Lots of natural light thanks to numerous windows

Terrace with overlooking views

Second house - 35 m²

Ground floor: living room, shower room. Large bedroom on mezzanine

Features :

Exposed beams

Courtyard with uninterrupted view

Outside

Two cellars - 28 m² / 14 m²

Storage space accessible from the courtyard of the second house

The property presents very well and could be ideal as a second home with additional guest house and/or a tourist or seasonal rental project.

The location and lack of access by car mean that you can enjoy the unspoilt surroundings and a somewhat timeless atmosphere.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>