

Remarkable Character Estate in the Heart of the Périgord Noir | Exceptional Development Potential



INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	196 m2
Plot Size:	5140 m2

IN BRIEF

The rarity of this character stone estate lies not only in the quality of its buildings, but in the increasingly rare combination of an authentic stone farmhouse, substantial outbuildings offering significant conversion potential and approximately 5,000 m² of land capable of supporting future development.

A complete heritage property, ready for immediate use yet offering considerable scope for further enhancement, set within a preserved and highly sought-after environment in the heart of a peaceful hamlet near Saint-Cyprien.

Ideally located close to the most renowned tourist attractions, as well as the many historic castles and listed villages that have earned the region its international reputation, the property enjoys an exceptional setting in the heart of the Périgord Noir.

The main house and an independent guest bedroom

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.



ENERGY - DPE

DPE not required.



DESCRIPTION

Nestled in a preserved and highly sought-after setting, this authentic stone farmhouse enjoys a privileged location within a charming hamlet, close to the village of Saint-Cyprien. It is ideally situated near the Dordogne's most renowned attractions, including the Vézère Valley, Sarlat-la-Canéda, Les Eyzies, Beynac, La Roque-Gageac, and the many historic castles and listed villages that have earned the region its international reputation.

Surrounded by countryside and enjoying a peaceful setting without being isolated, this remarkable property impresses from the very first glance with the exceptional quality of its traditional stone construction, carefully preserved over time. The generous volumes, harmonious architecture and consistency of the buildings create a rare environment where authenticity and potential blend seamlessly.

NOTES

A remarkable architectural heritage, the estate comprises several beautifully crafted stone buildings showcasing a level of construction quality that has become increasingly rare. Features include well-maintained roofs in excellent condition, traditional stone masonry, generous interior volumes, impressive ceiling heights beneath exposed roof structures, and a charming, intimate courtyard at the heart of the property.

The main house has already been renovated and is ready for immediate occupation, while still allowing the future owner to gradually develop the remainder of the estate.

An independent guest room has also been created within one of the outbuildings, already providing an initial hospitality capacity.

One of the property's greatest strengths lies in the scale of its outbuildings and in the substantial preparatory work already undertaken.