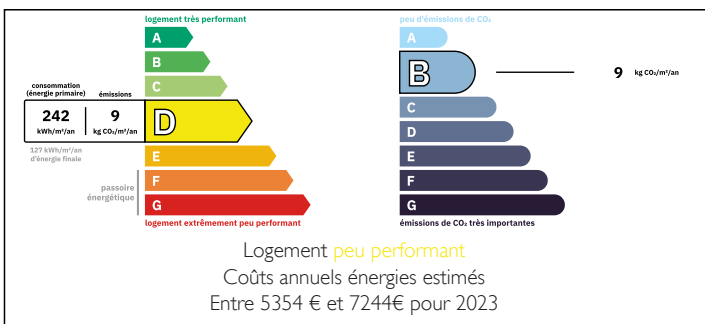


Saint-Cyprien, Dordogne. Exceptional Renovated investment Property in the Heart of town. 3 Apartments & a Shop

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	6
Bath:	3
Floor:	345 m2
Plot Size:	180 m2

IN BRIEF

Ideally located on the main street of the highly sought-after medieval town of Saint-Cyprien, this beautifully renovated historic corner property offers a rare combination of lifestyle and investment potential. Comprising three spacious apartments and a double-fronted commercial premises (70m²), the property provides 343m² of living space in total

A standout feature is the extensive basement and garage with space for up to four vehicles, a great asset. The property is offered fully renovated with furniture included.

The property includes a 56m² one-bedroom apartment on the ground floor with its own private street entrance; a bright 123m² three-bedroom apartment on the 1st floor with a large open-plan living area overlooking the lively main street; and an 81m² 2nd floor apartment featuring an open-plan living, dining and sleeping space

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

Exceptional Renovated Investment Property in the Heart of Medieval Saint-Cyprien, Dordogne

Ideally located on the bustling main street of the highly sought-after medieval town of Saint-Cyprien, this beautifully renovated property offers a rare combination of lifestyle, income potential, and commercial opportunity.

Comprising three spacious apartments and a prominent double-fronted commercial premises, the property presents an outstanding investment in one of the Dordogne's most desirable locations.

The building offers approximately 273 m² of living accommodation together with 70 m² of commercial space at street level.

Situated in the heart of the renowned Périgord Noir, Saint-Cyprien is a vibrant and attractive market town, rich in history and character. Many of the Dordogne's most celebrated attractions are within easy reach, including picturesque villages, historic châteaux, prehistoric sites, and the beautiful Dordogne River, which offers a wide range of leisure and water activities.

This is an ideal base from which to explore one of France's most beautiful and sought-after regions.

Ground Floor

The 70 m² commercial premises enjoys excellent visibility with a double frontage onto the town's lively main street, offering a variety of business possibilities.

Also on the ground floor is a 56 m² one-bedroom apartment with its own independent street entrance. The apartment comprises a bright living and dining room with direct access to a private terrace, a separate fitted kitchen, a spacious bedroom, and a bathroom.

First Floor

NOTES