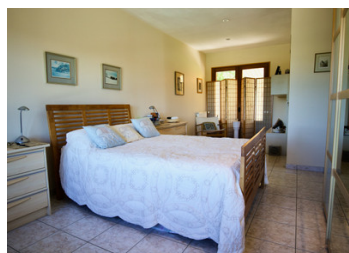


Bright house with swimming pool, large grounds and pretty views in a tranquil countryside location



INFORMATION

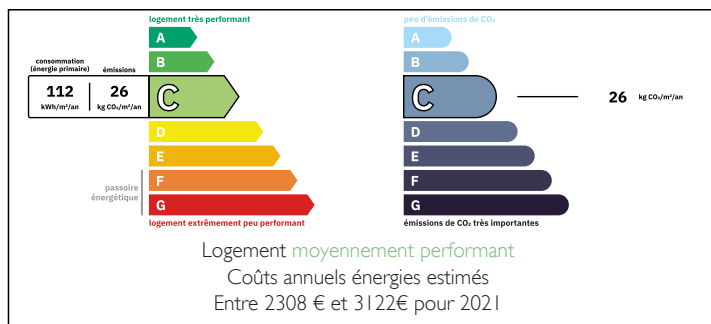
Town:	Saint-Cyprien
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	170 m2
Plot Size:	5991 m2



IN BRIEF

This comfortable home (170m2) with a 10 x 4 m swimming pool and mature grounds enjoys a peaceful and elevated location on the edge of a hamlet, benefitting from countryside views and privacy without being isolated. Close to the Dordogne and Vezere valleys the property is within easy reach of essential services and tourist sites and would make a great primary or secondary residence. Ideal for a couple who can enjoy one-floor living with enough space to accommodate visiting family downstairs. Reasonable offers considered.

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.



LOCAL TAXES

Taxe foncière: 1138 EUR

NOTES

DESCRIPTION

GROUND FLOOR

ENTRY (7m²) with storage

Open plan LIVING/DINING ROOM (40m²) with tiled floor and three sets of glass sliding doors leading to either the front garden or the covered rear TERRACE overlooking the pool

Fully-fitted KITCHEN (10m²) with electric oven, gas hob, double sink, fitted fridge/freezer and French doors giving access to the terrace

MASTER BEDROOM (21m²) with ENSUITE BATHROOM (5m²) and French doors leading to either the front garden or rear terrace

Separate TOILET

Internal stairs from kitchen to GARDEN LEVEL - possible to reconfigure according to needs

LIVING ROOM (40m²) with covered PORCH offering access to the pool

KITCHENETTE (10m²) with WINE CELLAR/PANTRY (6m²)

BEDROOM (9m²) with ENSUITE (3m²) and interconnecting BEDROOM (9m²) both with French doors to the covered PORCH and pool

Separate BATHROOM (4m²)

EXTERIOR

10 x 4 m fibreglass swimming pool with sand filter
6000m² garden with mature trees and field
Timber garden shed (16m²) with power and concrete floor

GENERAL

Built in 2000

Double glazed