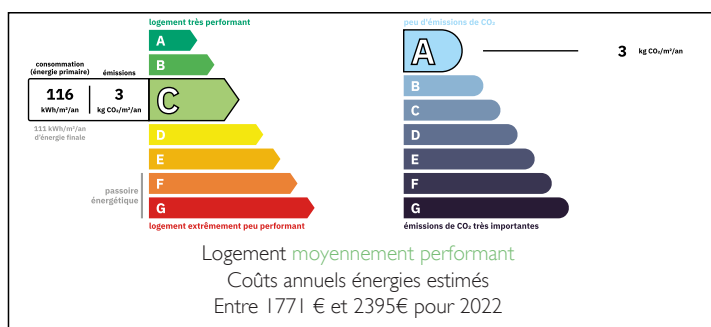


Beautiful Stone house & Contemporary barn conversion, pool, Completely renovated, Perigord Noir, St. Cyprien



ENERGY - DPE



INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	295 m2
Plot Size:	4758 m2

IN BRIEF

Superb and charming stone property with swimming pool near Saint-Cyprien, in the heart of the sought-after Périgord Noir, comprising of 2 separate properties. 3 bedroom stone Maison de Maître and a beautifully renovated 4 bedroom stone barn

Set in 4,758m² of private gardens in a peaceful hamlet, this delightful Dordogne property is ideal as a beautiful family home, holiday retreat or gîte/rental investment.

Completely renovated throughout, it offers the perfect blend of rustic charm and modern convenience

The 122m² Maison de Maître offers 3 bedrooms and a spacious living room with wood-burning stove and has a successful history as a holiday rental.

The superb 115m² renovated barn is ideal for year-round living, with an open-plan kitchen, bright

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

Outdoor living and features

8x4m swimming pool: Enjoy long summer days beside the inviting swimming pool, surrounded by the peaceful Dordogne countryside. With its attractive setting and views across the surrounding landscape, the pool area provides an ideal space for relaxing, entertaining and outdoor living.

Beautiful mature gardens: The property is set within 4758m2 of spacious, carefully maintained gardens with established trees providing welcome shade, privacy and a wonderfully tranquil setting.

Energy-efficient heating: Both houses benefit from a wood-fuelled central heating system, offering an efficient and practical solution for year-round living.

Pétanque court: A dedicated pétanque court provides the perfect setting for relaxed summer afternoons with family and friends.

Garage: The property includes a useful garage offering secure parking and additional storage for bicycles, garden equipment and outdoor leisure items.

Ideal for horse lovers: An established riding school is within walking distance, making this an attractive location for equestrian enthusiasts.

Location

Nestled in a peaceful hamlet in the heart of the highly sought-after Périgord Noir, this superb Dordogne property comprising two houses, both have been completely renovated with quality materials throughout and offers privacy and tranquillity while remaining conveniently close to Saint-Cyprien.

Saint-Cyprien is a lively and historic village renowned for its popular Sunday market, restaurants, cafés, shops and impressive abbey church.

The surrounding countryside offers beautiful walking

LOCAL TAXES

Taxe foncière: 2644 EUR

Taxe habitation: 917 EUR

NOTES