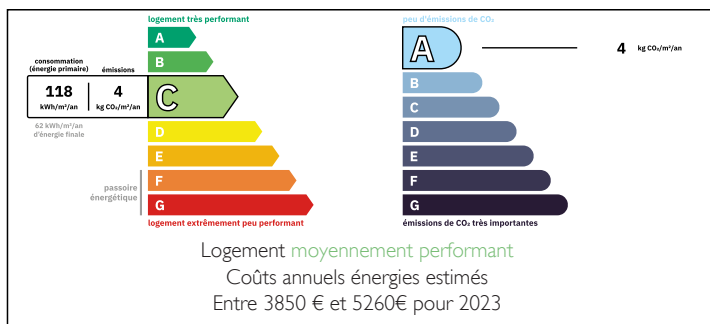


Golden Triangle - Périgord: a spacious 9-bedroom house with a pool and 2.5 hectares of land—the perfect group



ENERGY - DPE



INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	9
Bath:	8
Floor:	355 m2
Plot Size:	25100 m2

IN BRIEF

Located in the Périgord's Golden Triangle, this spacious home is perfect for hosting family, friends, cousins, neighbors... there's room for everyone! With its 9 bedrooms, 8 bathrooms, and a 66-square-meter kitchen-dining area, it's designed to accommodate large gatherings: get ready for this house to echo with laughter and incredible memories.

Of course, the house is also perfectly suited for group rentals or as a bed-and-breakfast.

Ideally located right next to the beautiful village of Saint-Cyprien, and also close to the beaches of the Dordogne, the Valley of the Castles with Beynac, Castelnaud, and Les Eyzies-sur-la-Vézère, you'll have no shortage of activities: canoeing, hiking in the hills, visiting castles, exploring prehistoric and troglodyte sites—the house is in the “Golden Triangle” of the Périgord.

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

Details

- House remodeled and renovated approximately 5 years ago
- Recent electrical and plumbing work covered by a 10-year warranty
- Very well-insulated house (ceilings, roof structure, interior walls), double-glazed windows
- Swimming pool: 12x3-meter lap pool with tiled walls, chlorinated
- Electric convection heaters
- Septic tank (non-compliant)
- Land with meadow and woods, not zoned for construction
- Currently a group vacation rental, very profitable
- Property sold unfurnished; furniture negotiable

Location

- Saint Cyprien is a small, vibrant village in the Dordogne, inhabited year-round
- Sarlat-Bordeaux SNCF train station
- Medical center, schools, shops
- One of the region's most renowned summer markets
- Sarlat: 30 minutes
- Bergerac (airport): 55 min

LOCAL TAXES

Taxe foncière: 1338 EUR

NOTES

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