

Character Stone Estate – Swimming Pool | Jacuzzi – 3 Independent Houses – Excellent Investment Potential



INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	8
Bath:	7
Floor:	326 m2
Plot Size:	4730 m2

IN BRIEF

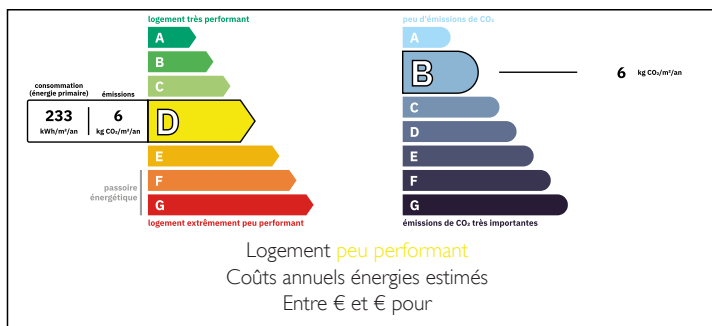
Close to Saint-Cyprien, in a privileged setting, discover this superb stone property, a true haven of peace combining authentic charm, elegance and excellent business potential.

The estate comprises a first, fully renovated house with 2 bedrooms and 2 shower rooms. A second, independent stone house offers 5 bedrooms and 4 shower rooms. A third, separate house provides 1 bedroom and 1 shower room. This exceptional configuration is ideal for a holiday rental business or an outstanding family property.

A large swimming pool, jacuzzi, office, gym, barn, cellars and magnificent landscaped grounds complete this rare offering.

Conveniently located close to shops, the local market, schools and everyday amenities, the property enjoys a sought-after location from which

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.



DESCRIPTION

Close to Saint-Cyprien, in a highly sought-after setting, discover this distinctive estate where authenticity, tranquillity and excellent business potential come together in perfect harmony.

Set within magnificent landscaped grounds, this stone property captivates with its timeless charm, generous spaces and versatile accommodation. It comprises three independent houses, offering an appealing opportunity for a family residence, a holiday accommodation business or a lifestyle combining private living with rental income.

The estate offers an impressive total of 8 bedrooms and 7 shower rooms, making it ideally suited to tourism accommodation in a privileged setting, while preserving the independence and privacy of each house.

The traditional stone architecture, the character of the buildings and the beautiful natural surroundings give this property a unique identity, particularly appealing to those who appreciate the charm and authenticity of period homes.

The outdoor spaces are perfect for making the most of sunny days, with a large swimming pool and jacuzzi set within peaceful, leafy surroundings.

The magnificent landscaped grounds provide a beautiful natural setting, ideal for relaxing, dining outdoors and welcoming guests seeking tranquillity and an escape from everyday life.

The property also benefits from several additional facilities:

An office, ideal for managing a business or holiday rental activity.

A gym, adding to the property's comfort and well-being facilities.

A 120m² barn, offering potential for alternative use or conversion, subject to requirements and the

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