

Charming 7-bed property, 3 dwellings, pool, rental potential, near Saint-Cyprien, Périgord Noir, Dordogne

EXCLUSIVE



INFORMATION

Town:	Castels et Bézenac
Department:	Dordogne
Bed:	7
Bath:	4
Floor:	212 m2
Plot Size:	3800 m2

IN BRIEF

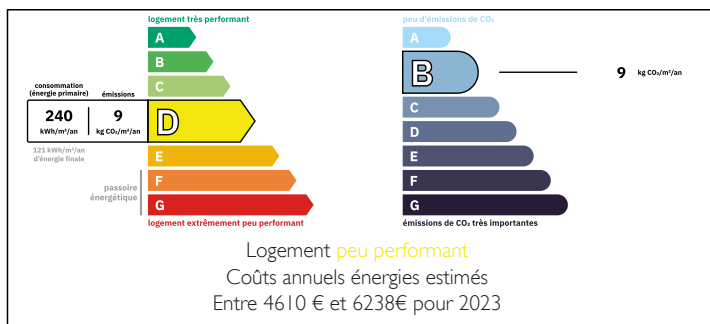
Beautiful Périgord-style property near Saint-Cyprien, in the heart of the sought-after Périgord Noir, offering 212m² of living space arranged as three independent accommodations.

Built in 1975, the main residence has 4 bedrooms, including 2 on the ground floor, while two adjoining apartments, each with a private entrance, offer 1 and 2 bedrooms, ideal for family, guests, gîte accommodation or rental income.

Set in 3,800m² of level landscaped gardens, the property features a 10x5m swimming pool with new liner and pump.

Just 3 minutes by car from the historic market town of Saint-Cyprien, with restaurants, shops, schools and popular weekly market, and a short drive from the Dordogne River for canoeing and swimming.

ENERGY - DPE



An excellent opportunity as a permanent family

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

This attractive property, built in the traditional Périgord style, is presented in good decorative condition throughout and enjoys an excellent location in the heart of the sought-after Périgord Noir and Dordogne Golden Triangle.

Offering approximately 212m² of living space, the property has been cleverly arranged as three separate accommodations, each with its own private entrance, providing excellent flexibility for a large or multi-generational family, guest accommodation, gîtes or seasonal rental income.

The main residence, currently occupied by the owners, offers four bedrooms. On the first floor are two bedrooms with an interconnecting bathroom, while the ground floor provides two further interconnecting bedrooms with an en-suite bathroom.

The main house also comprises a separate fitted kitchen, dining room and comfortable living room with a wood-burning insert, which provides heat to a large part of the property. Additional electric radiators are installed throughout.

Adjoining the main residence, but benefiting from their own independent entrances, are two ground-floor apartments. One apartment offers one bedroom, while the second has two bedrooms. These independent accommodations provide excellent potential for gîte or holiday rental income, long-term rental, or private accommodation for visiting family and friends.

The property is set within approximately 3,800m² of attractive, level gardens, with a freshwater stream running through the grounds, creating a particularly peaceful setting.

A beautiful 10x5m swimming pool provides an ideal space for enjoying the Dordogne summers and benefits from a recently installed liner and pump.

NOTES