LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL STONE HOUSE & CONTEMPORARY BARN CONVERSION, POOL, COMPLETELY RENOVATED, PERIGORD NOIR, ST. CYPRIEN

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A29005PHV24
PRICE	€ 750,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (714 300 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	295 m²
LAND	4758 m²
TOWN	Saint-Cyprien
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change



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- Nestled in an authentic beautiful hamlet
- Great rental potential & investment opportunity
- Stunning rural location yet close to all amenities
- Completely renovated, new pool & ready to move in
- Versatile living solutions from 2 houses

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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



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,...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A29005PHV24

COMPLETE FILE AND PHOTO ON REQUEST

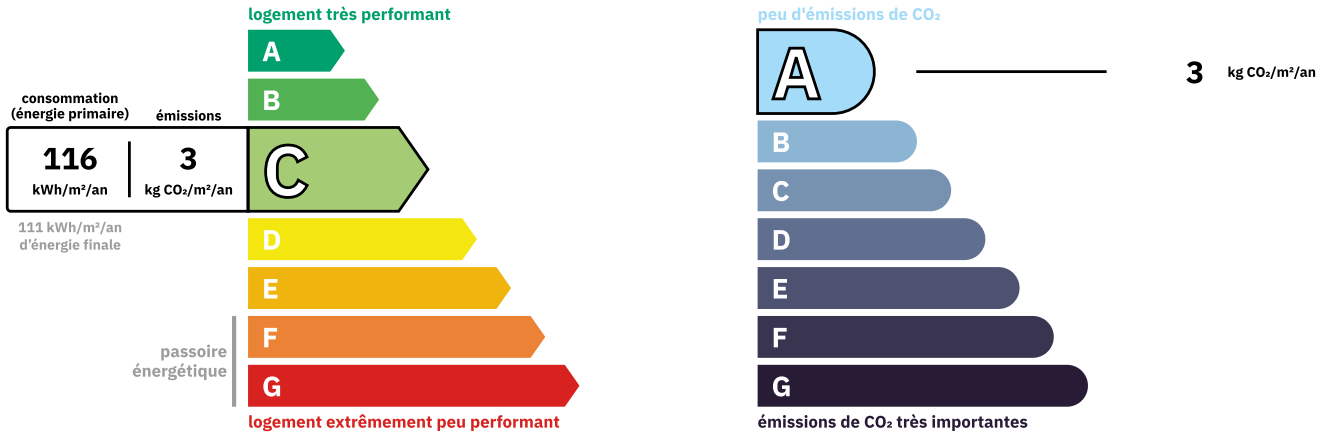
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1771 € and 2395€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A29005PHV24
FILE COMPLETE AND PHOTOS ON REQUEST

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