



IN THE CENTER OF THE PÉRIGORD NOIR: VERY
BEAUTIFUL "MAISON DE MAÎTRE" WITH
CONVERTED BARN

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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	328 m ²
LAND	4758 m ²
TOWN	Saint-Cyprien
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable, New Build
FEATURES	Swimming Pool, Other Drainage, Garage

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



- In an authentic hamlet
- Investment property
- Very good tourist base
- In good condition, tastefully renovated and well m
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Discover a hidden gem in the picturesque region of Perigord Noir, near the enchanting village of Saint-Cyprien. Tucked away in a tranquil hameau, this delightful property offers a perfect blend of rustic charm and modern amenities, making it an ideal retreat for families or a lucrative investment opportunity. Consists of 2 entities :

DESCRIPTIF

- An inviting Pool : Spend warm summer days lounging by the refreshing pool, surrounded by the serene beauty of the surrounding landscape. This outdoor oasis is perfect for both relaxation and entertaining.
- A gorgeous garden : Enjoy a spacious and carefully maintained garden, surrounded by lush, mature trees that provide privacy and shade.
- Petanque court: For those who love games and competition, there is a petanque court! Invite friends for a fun afternoon full of fun
- Garage: The property features a garage, providing ample storage for your vehicle and outdoor equipment, ensuring you have everything you need at your fingertips.
- For horse owners/lovers: within walking distance of a riding school.

Nestled in a quiet hameau, this property offers a peaceful escape while still being conveniently close to the vibrant village of Saint-Cyprien, well known for its charming Sunday-market, delightful restaurants, and rich history. Enjoy the breathtaking scenery, explore nearby hiking trails, and indulge in the region's renowned gastronomy.

Whether you are looking for a permanent residence, a vacation home, or an investment property, this unique opportunity in Perigord Noir is not to be missed.

Contact us today to schedule a viewing and experience the charm and tranquility of this exceptional property for yourself!

Dimensions (approx in m2)

Maison Principale

Ground floor

- Living 42
- Office 16,8
- Kitchen 30
- Bedroom 1 12,4
- Bathroom 6,5
- Cellier 6,7
- Chaufferie 7

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29005PHV24>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

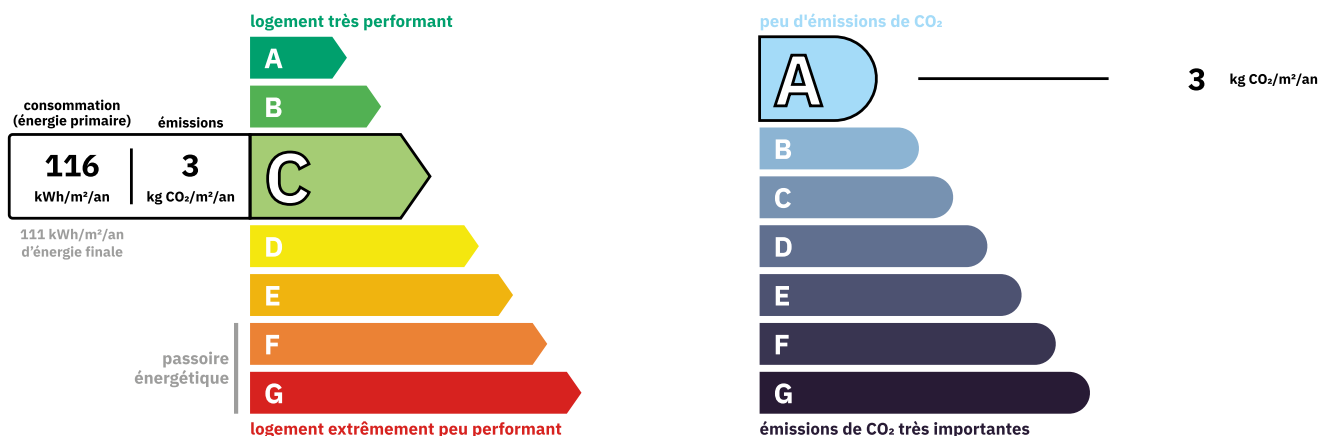
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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ENERGIE-DPE

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



Property **Moderately 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
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr