



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 <sup>2</sup>
LAND	4758 m <sup>2</sup>
TOWN	Saint-Cyprien
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable
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 :

## DESCRIPTION

- 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

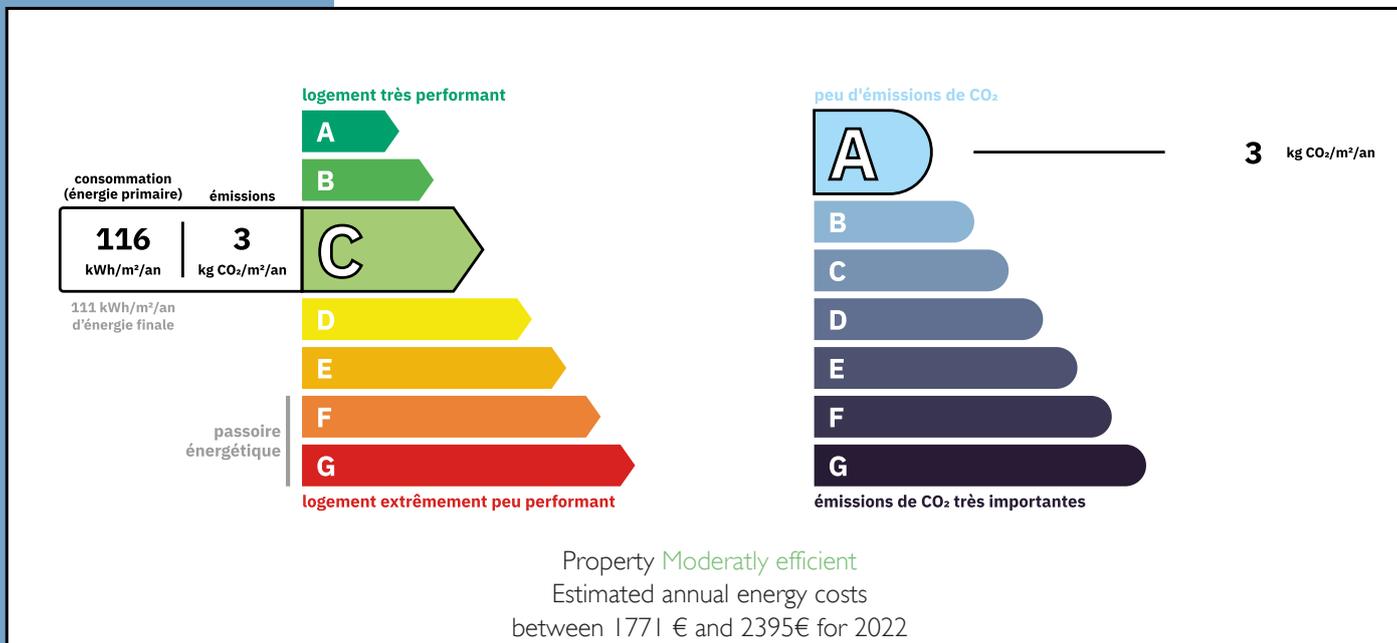
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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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

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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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