

Beautifully restored golden stone village house of ...

Country House For Sale



Price: €780,000

Bedrooms: 7

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Saint-Cyprien Aquitaine, 24220

Beautifully restored golden stone village house of around 325 m2 of living space with owners quarters and 3 luxury guest rooms, separate self-contained gite, west facing courtyard, parking space set just off the centre of one of the most beautiful villages of France with all amenities just 20 minutes from Sarlat La Caneda in the Perigord Noir of the Dordogne.

Entry to the property is from a quiet village street with picture postcard views, through a west-facing wrought iron gate into a pretty courtyard with stone floor, partly covered and housing a Spa for 7.

To the right of the courtyard on the ground floor is an entrance into the owner's living quarters where there is a large living/dining room with 2 fireplaces and south facing views over the heart of the village and the valley of the Dordogne beyond (35m2), a semi-fitted kitchen with stairs leading down to the lower ground floor.

An old staircase from Paris dating from 1850 leads up to the first floor mezzanine where there is a bedroom with en-suite shower room and wc and a library area (20m2).

To the left of the courtyard on the ground floor is an entrance to the guest accommodation, currently run as a luxury B&B, where there is a guest dining room with stone fireplace (18m2), a large bedroom with large en-suite bathroom with Jacuzzi bath and hydro shower (35m2).

Stairs from the dining room lead up to the first floor where there is a central landing living area (12m2) with covered balcony overlooking the courtyard, to the right a large bedroom with en-suite bath & shower room (35m2), to the left a bedroom with splendid views of the village and en-suite bathroom (20m2).

On the lower ground floor with access from the owners accommodation and a private street entrance is the self-contained gite with long living area with kitchenette, dining and living area (30m2), a beautiful vaulted bedroom (20m2) with en-suite bathroom with wc, a second bedroom and a separate shower room with wc, a large boiler room for oil-fired central heating with lots of storage space (35m2) and a laundry/sewing room (28m2) with stairs up to the owner's kitchen.

All the rooms in the house have terra cotta tiled floors and walls are painted white or very pale pastel colours with carefully placed splashes of bright colours, the doors and windows are all double glazed solid

wood.

A truly charming and homely property suitable as either a large family home or a home with an established B&B and gite business in the heart of the Perigord Noir.

Facilities: mains water, electricity & drainage, oil-fired central heating, courtyard and communal garden, private parking in front of house.

