

Beautiful stone fermette for sale of around 98 m2 ...

Country House For Sale



Price: €250,000

Bedrooms: 1

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Saint-Cyprien Aquitaine, 24220

Beautiful stone fermette for sale of around 98 m2 of current living space, a south-facing terrace with views towards the Dordogne river valley, and pretty front garden, all set high up on around 7 hectares (70 000 m2) of surrounding land just outside the popular village of St Cyprien in the Perigord Noir of the Dordogne.

#### Main features :

- 7 hectares m2 of well-maintained adjoining land with south-facing views
- 98 m2 of current living space on the ground floor of the house (kitchen, living room, bedroom, bathroom with wc, small office, larder)
- around 80 m2 of convertible attic space above the ground floor
- south-facing terrace with views
- pretty south-facing landscaped garden
- mixed oil-fired and wood heating and 2 fireplaces
- conform septic tank drainage
- vegetable garden, small orchard
- sunny south-facing property with pretty views
- ADSL broadband, WIFI, satellite tv

Outside on the south side is a terrace with pigeonnier, leading to a pretty landscaped garden. Behind the house is a large vegetable garden and a small orchard.

Adjoining the house on the east side is a two-floored barn which could make a second house or extend the current living accommodation.

On the west side of the property is a collection of small outbuildings including a stone bread oven, pigsty

and garage.

Around the property are the 7 hectares of land, a mix of both pasture and woodland.

A well-maintained property, structurally sound but in need of internal updating... lots of potential for further development and set in a lovely location.

Facilities: dual-fired central heating (oil and wood), 2 fireplaces, conform septic tank (2000 litres), ADSL broadband, WIFI.

Taxes foncieres : 730 Euros (2016)

Purchase costs : 18 100 Euros (approx.)

N.B. The price of this house includes agency commission at 7% (inclusive of VAT at 20%) which is paid by the buyer on signature of the final deed of sale.

