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Spacious old stone village house for sale with around ...

Country House For Sale



Price: €198,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Saint-Cyprien Aquitaine,24220

Spacious old stone village house for sale with around 210 m2 of living space (2 separate living quarters possible), private inner courtyard, vaulted wine cellar, a small terraced garden with lovely views, a two-floor garage and workshop with covered terrace, all set on around 540 m2 of grounds in a pretty medieval village with all amenities near to the river Dordogne in the Perigord Noir.

Main features:

- spacious stone house with around 210 m2 of living space (2 separate dwellings possible)
- large convertible attic of around 65 m2 of surface area
- large living room with fireplace
- partially fitted kitchen with access to the courtyard
- ground floor office (or bedroom)
- 5 bedrooms, 1 bathroom, 1 shower room (new)
- oil-fired central heating (buried oil tank of 1500 litres)
- mains drainage
- insulated roof, double glazing
- interior courtyard with access to the garden
- a vaulted wine cellar with access from the courtyard
- two-floor garage with workshop, south-facing terrace and lovely views
- sunny terraced garden, two cherry trees
- South facing property
- ADSL broadband, WIFI

The Main House (150 m2):

Ground floor:

- south-facing front door and corridor leading to an inner courtyard (2,40 m²)
- east-facing entrance hall with wooden stairs leading to the first floor (5,50 m²)
- south-facing living room with fireplace, tiled floor (20 m²)
- partially-fitted kitchen with tiled floor and door to the courtyard (15 m²)
- south-facing office (or downstairs bedroom) with tiled floor, exposed stone walls (14 m²)
- downstairs loo with washbasin (1 m²)
- boiler room (3,50 m²)
- vaulted wine cellar (14,20 m²)

First floor:

- east facing, small landing, with wood floor (3,60 m²)
- east-facing bedroom with parquet floor (15 m²), bathroom en-suite
- south-facing bedroom with fireplace, parquet floor, French windows to front balcony (13 m²)
- large south-facing bedroom with fireplace, wood floor, French windows to the front balcony and French windows overlooking the inner courtyard (23 m²)
- large south-facing bedroom with fireplace, parquet floor and French windows to the front balcony (21 m²), and an access to the second staircase leading down to the second living quarters
- second landing area (4,25 m²) with wooden stairs to the convertible attic above (43,68 m²)

Small house (58 m²)

Ground floor:

- living room with fireplace, wood floor and south door to the street (20,28 m²)
- kitchen/diner with west-facing door to the courtyard, tiled floor and old wooden stairs to the first floor (15,12 m²)
- newly fitted Italien style shower room with washbasin, window on the courtyard (3,20 m²)
- separate wc (1m²)
- laundry area with hot water tank (1,76 m²)

First floor :

- bedroom above the kitchen area, wood floor, fireplace and window on the courtyard (10,92 m²)
- small landing (1,80 m²) with second set of stairs to the attic area (20,80 m²)

Between the two living quarters is the inner courtyard, very quiet with Lot stone floor and steps to the garden area and garage area above (36 m²). At the far end of the courtyard is the vaulted wine cellar (14,20 m²).

Above the courtyard up the steps is the enclosed garden area (330m². and the two-floored garage.

On the ground floor of the garage is a workshop area (12,75 m²) and a wood store under the steps. On the first floor, a garage with north-facing access from the street above (32 m²), and a south-facing terrace with beautiful views over the village and valleys beyond.

A very spacious house for refurbishment (mainly cosmetic) with large, light rooms in a pretty village with all amenities, near to the river and close to all the tourist sites of the Perigord Noir.

This is an unusual property with lots of potential for a primary residence with gite or B et B potential... ideal for a large family or freelance activity.

