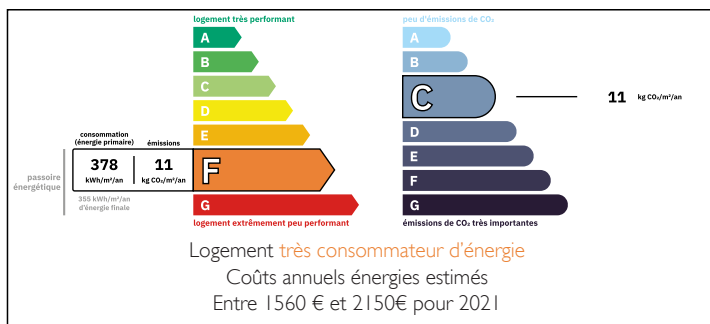


Charming Stone House with Outbuildings and Garden - Ideal retreat in a peaceful hamlet | 15 km from Sarlat

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	156 m2
Plot Size:	1114 m2

IN BRIEF

Nestled on a hillside, in a peaceful hamlet at the end of a quiet lane, this authentic 17th–18th century stone house has retained its original charm (stone walls, spacious volumes, and atmosphere) while offering modern comforts.

The property currently offers 155 m² of total space, including 101 m² of living area, featuring a bright, spacious living room with a wood-burning stove, several well-defined living areas (reading, dining, relaxation), a large, welcoming kitchen, and a sunny south-facing garden perfect for enjoying lunch outdoors.

A workshop-laundry room with direct access to the garden completes this level.

Upstairs, there are 2 bedrooms with a washbasin, as well as a half-level leading to spaces currently set up as bedrooms, an office/studio (not counted as living area today)

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in a charming hamlet at the end of a quiet lane, this beautiful 17th–18th century stone house, situated between the Vézère and Dordogne valleys, offers a peaceful and authentic setting.

A unique home, combining historical charm with modern comfort.

This lovely stone property features a spacious, light-filled living room (40 m²) thoughtfully arranged into multiple convivial areas: reading corner, dining area, and a lounge with a wood-burning stove.

The large kitchen (21 m²) blends functionality with a welcoming atmosphere. These generous volumes extend onto a south-facing garden, perfect for enjoying the sun from the morning.

Upstairs, there are 2 bedrooms with a washbasin, plus a half-level leading to additional spaces (45 m²) currently used as bedrooms and office/studio areas. These are not counted as living space, offering significant potential for expansion and added value.

Spaces and Potential:

Currently, 101 m² of living space is available out of a total of 155 m², with substantial opportunities for development:

2 office spaces

2 bedroom spaces

An attic space under the eaves (10 m²) to be converted into habitable space

An additional attic suitable for conversion (30 m²)

Workshop/laundry room (19 m²) on the ground floor with direct access to the garden

Outdoors:

The 1,100 m² plot includes a welcoming garden and a 700 m² partially wooded area ideal for a vegetable garden, relaxation area, or swimming pool.

A separate 14 m² workshop provides space for crafts or additional storage, and a carport shelters one vehicle.