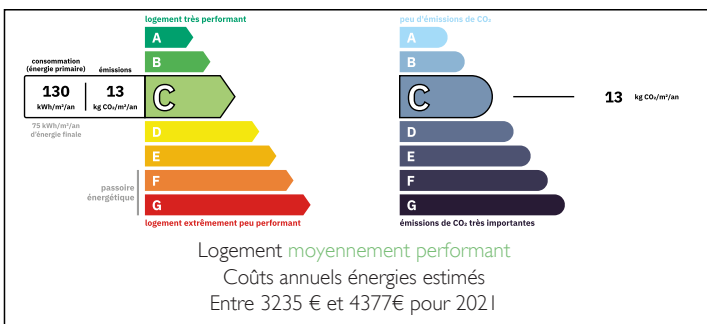


Magnificent historical residence with independent gîte in the heart of beautiful Saint Cyprien, Dordogne



ENERGY - DPE



INFORMATION

Town:	Saint-Cyprien
Department:	Dordogne
Bed:	6
Bath:	6
Floor:	299 m ²
Plot Size:	217 m ²

IN BRIEF

Exceptional historic stone residence with independent gîte in the heart of the medieval town of Saint-Cyprien, within walking distance of all amenities in one of the Dordogne's most sought-after locations.

Offering 298 m² of beautifully renovated living space, this remarkable property blends authentic character with refined modern comfort.

Dating in part to the 12th century, it holds significant historical importance. Original features have been carefully restored and preserved, showcasing its heritage while ensuring quality and elegance throughout.

The 202 m² main house features 4 spacious bedrooms, each with en-suite bathrooms. A generous, light-filled living room with an impressive inglenook fireplace opens onto a terrace, ideal for indoor-outdoor living.

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.



DESCRIPTION

This beautiful stone property is set on a plot of 217 m² and comprises a main residence of approximately 202 m² together with an independent gîte of around 97 m².

Located in the heart of the vibrant medieval town of Saint-Cyprien, the property enjoys an exceptional setting. The River Dordogne, with its many leisure activities, along with an abundance of beautiful châteaux and medieval towns and villages, are all within easy reach.

Lovingly restored to an exceptionally high standard, this remarkable home perfectly blends modern comfort with elegant interiors, while preserving its authentic character and historic charm throughout.

You enter the property via a delightful private courtyard, featuring a vine-covered pergola and stone terrace with Spanish-style columns. An idyllic space for al fresco dining or relaxing in the sunshine. To the rear are two private gardens, owned by the Mairie and reserved for the residents of this spectacular property.

Inside, the generous living room boasts a beautiful inglenook fireplace, mirrored by a second fireplace in the large dining room. Stunning exposed light chestnut beams and a soaring cathedral ceiling flood the living space with natural light, creating a warm and welcoming atmosphere.

The main residence has 4 bedrooms, all with private ensuite bathrooms. 1 generous sized bedroom is conveniently located on the ground floor and 3 further spacious bedrooms are on the first floor.

The adjoining gîte has 2 bedrooms and 2 bathrooms.

Main residence – approx. 202 m²

Ground floor:

LOCAL TAXES

Taxe habitation: EUR

NOTES