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| PROPERTY FOR SALE  ST CYPRIEN AREA |

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| Ref: AP2485 |  | Price: 296.800 € |

this old house located in the heart of a small village a few minutes from Sarlat has everything to seduce you: a large kitchen, a huge living room, 3 good-sized bedrooms, 1 office, 1 bathroom and 1 shower room. water, a small garden of 560m2.The south-facing terrace promises you beautiful moments and above all... you won't be able to get tired of this exceptional view over one of the most beautiful regions of the Perigord Noir. To visit without delay. Available in January 2024

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| | Characteristics: | | | | --- | --- | --- | |  | | | | * Type: House / Character property * Constructed in 1700 * Style: Stone * Joint ownership: Detached * Availability: To be negociated | * Condition: Good * Usable area: 153 m² * Land surf. area: 1.560 m² * Living space: 57 m² * Terrace: 25 m² * Non isolated countryside | * 3 bedrooms * 1 bathroom * 1 study(ies) * 5 rooms * 3 parkings * Heating type: Wood & Oil | |

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| | Additional Information: | | | --- | --- | |  | | | Property location:   * Hamlet   Garden Level:   * Bedroom * Bedroom * Corridor * Corridor * Bathroom * Terrace * WC   Ground floor:   * Kitchen * Open plan living area   1st floor:   * Office * Bedroom | 1st floor (continued):   * Corridor * Bathroom * WC   Energy report:   * Energy performance 290,00 KWHep/m²an * Gas emission 90,00 Kgco2/m²an * Année de référence utilisée pour établir la simulation des dépenses annuelles * Date de réalisation DPE (jj/mm/aaaa)   Heating:   * Wood * Oil central heating   Basement:   * Boiler room   Land:   * Garden * Land   View:   * Panoramic view * Panoramic View * River view | |

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| | Photos: | | | --- | --- | |  | | | 14-GF.jpg | 11\_GF.jpg | | 05\_GF.jpg | 06\_GF.jpg | | 10\_GF.jpg | 15\_GF.jpg | |

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| | Energy Consumption: | | | --- | --- | |  | | |  |  | | **290 KWHep/m² an** | **90 Kg CO2/m² an** | | **Classe DPE - E** | **Classe GES - G** | |