



Reference : 6047



IN A HAMLET CLOSE TO SAINT-CYPRIEN, SUPERB RESTORATION WITH QUALITY FEATURES FOR THIS OLD BARN!! A SUBTLE ALLIANCE BETWEEN MODERN COMFORT AND AUTHENTICITY OF OLD STONES - A REAL "COUP DE COEUR" !!

358 700 € HAI
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THE HOUSE / GARDEN FLOOR :

Entrance 6.3 m², living room with fitted kitchen 43.4 m², utility - boiler room 5.1 m², separate WC with washbasin 1.6 m².

UPSTAIRS :

Landing with dressing room 10.6 m², bedroom 17.8 m², shower room with WC 6.9 m², reading area 12.8 m² (low height under the ridge).

THE EXTERIORS AND OUTBUILDINGS :

This house is set on a landscaped, relatively flat land, planted with many southern species, of 1.01 acres. The living room opens onto a sheltered terrace, South-West facing to enjoy superb sunsets. There is a small garden shed.

MORE DETAILS - +++ :

The current owner, a renowned decorator, has carried out a high-quality restoration, in particular through the use of noble materials. Light and sound atmospheres contribute to a great comfort of life - wooden double glazing - under floor heating and blowing, production of sanitary water by heat pump - septic tank up to the current regulation. Taxe foncière : 900 euros.

VERY RARE ON THE MARKET - IDEAL FOR PIED A TERRE IN BLACK PERIGORD OR RENTAL ACTIVITIES!!

PLEASE CONTACT US FOR FURTHER INFORMATION