



**Very nice set of two houses, including a gite, 5 minutes from the center of Saint-Cyprien,**

24220, St Cyprien, Loire, Auvergne-Rhône-Alpes

\* Available \* 3 Beds \* 155m2

**€449,000**

Ref: AP2614

Discover this stone ensemble, a rare opportunity offering a peaceful living environment and infinite design possibilities. The main house features three spacious bedrooms, ideal for a family. The bright living area opens onto a balcony with unobstructed views of the surrounding countryside. The separate kitchen offers a functional space for preparing family meals. On the garden level, a garage, laundry room and pellet boiler add further comfort to the main house. An adjoining 46 m2 gîte offers an opportunity for additional income or space to welcome guests. With a living room with kitchenette, shower room, bedroom and private terrace, it offers a comfortable and intimate setting. A stone barn of around 120 m2 offers considerable potential for future conversion projects. The 7,853 m2 flat garden, enhanced by a well, offers generous outdoor space for enjoying sunny days. Located just 5 minutes from shops, the SNCF garage and schools, this property offers the perfect balance between



## Property Description

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