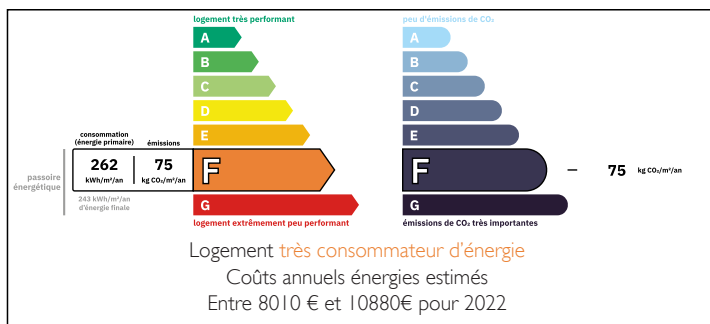


Lovely chartreuse steeped in charm and history, set in a verdant haven just 10 minutes from Bergerac



ENERGY - DPE



INFORMATION

Town:	Bergerac
Department:	Dordogne
Bed:	6
Bath:	2
Floor:	257 m ²
Plot Size:	28000 m ²

IN BRIEF

Discover the authentic charm of this magnificent "chartreuse" located in Queyssac, a true haven of peace nestled in the heart of unspoiled nature. With a living area of 257 m², this property offers a living space perfectly suited for a large family or a bed and breakfast project.

Appreciate the tranquility and preserved environment of this property, while benefiting from a privileged location: Bergerac, with its shops, services, and international airport, is just 10 minutes away. You will thus enjoy incomparable peace without being isolated from urban amenities.

Six spacious bedrooms, two bathrooms, and two toilets ensure everyone's comfort. The three adjoining living rooms offer appreciable flexibility, easily transforming into a convivial lounge, a welcoming dining room, and an inspiring office. A separate kitchen completes this living space.

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

Exceptional Chartreuse in Queyssac: An Idyllic Setting for a Large Family or a Guesthouse Project

With a generous living space of 257 m², this stunning chartreuse is perfect for a large family looking for comfort and space or for those wishing to bring a guesthouse project to life in a truly enchanting environment.

Nestled on a preserved 28,000 m² plot, it offers absolute tranquility—a true haven of peace where one can recharge in the heart of nature.

Despite this incomparable serenity, the property is just 10 minutes from Bergerac, with its shops, airport, and amenities. This privileged location seamlessly combines welcome seclusion with urban proximity, ensuring both calm and accessibility.

Inside, the home boasts spacious volumes, including six bedrooms (9 m², 11 m², 22 m² upstairs, and 16 m², 17 m², 14 m² on the ground floor) that offer multiple layout possibilities, two bathrooms (11 m² each), two toilets, and three interconnected living areas (totaling over 100 m²), ideal for creating a cozy lounge, a convivial dining room, and an elegant office. The independent kitchen (19 m²) adds further functionality to the space.

Outside, a beautiful covered terrace (35 m²) overlooks the vast estate, inviting moments of relaxation and togetherness. A garage (24 m²), an attic (20 m²), a carport (24 m²), and a cellar complete this exceptional property.

A place full of charm and history, ready to welcome your projects in a preserved setting - perfect for personal fulfillment and serenity.

Information about risks to which this property is exposed...

LOCAL TAXES

Taxe foncière: 1900 EUR

Taxe habitation: EUR

NOTES