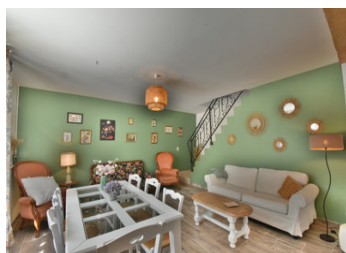


Peaceful Dual Property: Your Family Oasis or Investment Gem Awaits! 10 minutes away from essential amenities!



INFORMATION

Town:	Queyssac
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	2604 m2



IN BRIEF

Nestled in a serene and green setting, just 10 minutes from shops, this property comprises two unique houses.

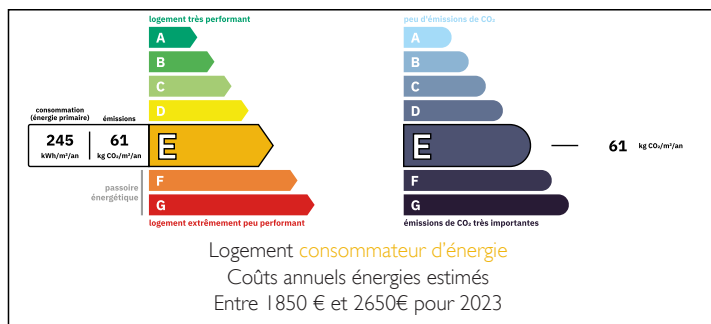
The first house, 100 m², combines charm with a practical layout and offers convertible attic space.

The second house, 80 m², requires renovation but holds great potential.

Outside, enjoy a sprawling 2,500 m² plot with independent garages and outbuildings.

Ideal for a family project or rental investment.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Tranquil Haven Near the City: Dual Property Opportunity

Imagine a serene daily life, soothed by the absolute quiet of a privileged environment, all while benefiting from the convenience of shops just 10 minutes away.

This unique property ensemble opens the doors to a rewarding family project or a sound rental investment, with two distinct houses each offering its own character.

The Main House: Charm and Functionality (approx. 100 sqm / 1076 sq ft)

Let yourself be captivated by the warm atmosphere of this residence, where the layout has been designed for your comfort.

The ground floor reveals two spacious and light-filled bedrooms, a modern and convivial kitchen that seamlessly opens onto a bright living room, the true heart of the home. A functional bathroom completes this level.

Upstairs, discover a third bedroom, as well as a convertible attic, offering potential for development according to your aspirations.

A home full of character, ready to welcome your life projects.

The Second House: Potential Waiting to be Unveiled (approx. 80 sqm / 861 sq ft)

This second dwelling offers a practical configuration with, on the ground floor, a kitchen open to the living room, ideal for convivial moments, as well as an en-suite bedroom with its own bathroom.

The first floor offers an office space, dedicated to work or creativity, and an additional bedroom.