

Versatile Property with Outbuildings and Garden



INFORMATION

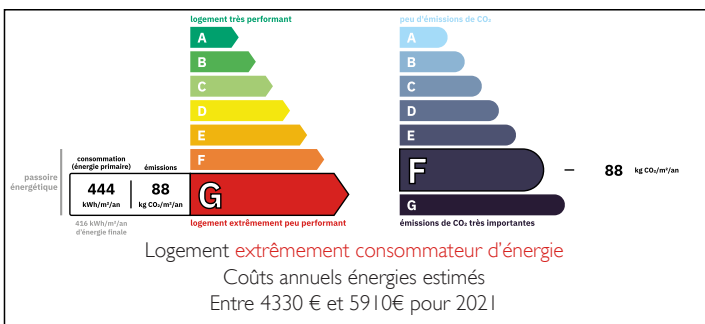
Town:	Quinsac
Department:	Dordogne
Bed:	3
Bath:	1
Floor:	104 m ²
Plot Size:	1410 m ²

IN BRIEF

This charming property in Quinsac, Dordogne, offers a peaceful setting in the heart of the countryside. The main entrance is via an external staircase leading to the first floor, which opens onto a hallway with built-in storage. There is a WC, a room suitable as an office or small bedroom (8.1 m²), a bright and spacious main lounge (14.5 m²), two additional rooms (8.4 m² and 8.6 m²), and a shower room with double sink. On the ground floor, the fitted kitchen (13.1 m²) leads to another room (8.1 m²), a WC, and a large lounge/bar (17.9 m²) with utility room and access to an attached garage. The property benefits from oil-fired central heating and single glazing. Outside, there is a generous garden with two wells and several outbuildings—ideal for storage, a small workshop, or keeping animals—set in...



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.



DESCRIPTION

The main access to the property is via an external staircase leading to the first floor. The entrance hallway features several built-in storage cupboards. To the right, you'll find a convenient WC, while to the left is a versatile room ideal as a home office or small bedroom 8.1m².

Continuing through, the largest upstairs room measures approximately 14.5m²—a bright and generous space perfect for use as a main lounge. Two additional rooms of 8.4m² and 8.6m² offer further flexibility for bedrooms or hobby spaces. This level also includes a shower room with a double sink.

An internal staircase leads down to the ground floor, where the 13.1m² kitchen features a range of fitted units and flows through to another room of 8.1m²—ideal as a dining area or snug. There is also a separate WC on this level.

A spacious 17.9m² room, formerly a garage, has been converted into a comfortable lounge/bar area with a utility room at the rear. From here, there is access to an attached garage for additional storage or parking.

The property has oil fuelled central heating and is single glazed.

Outside, the property enjoys a generous garden with two wells and several outbuildings, perfect for storing garden tools, creating a small workshop, or keeping chickens.

Nestled in the heart of the Dordogne department in the Nouvelle-Aquitaine region of southwestern France, Quinsac is a tranquil rural commune covering around 17.4 km² and home to under 400 residents.

Situated along the left bank of the gently flowing...

LOCAL TAXES

Taxe habitation:

EUR

NOTES