

Luxurious and spacious furnished (16th Century) Chateau Wing with landscaped gardens, views and swimming pool.



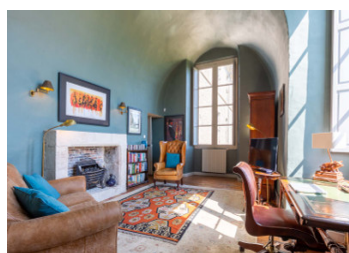
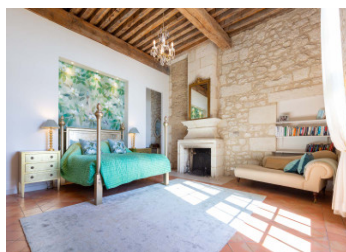
INFORMATION

Town:	Saussignac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	370 m2
Plot Size:	1746 m2

IN BRIEF

This exceptional property offers refined château-style living in the heart of the Dordogne. Recently renovated, it combines elegance and comfort with breath-taking views, landscaped gardens, and a swimming pool.

Whether you're seeking a full-time residence or an elegant holiday retreat, this is a truly exceptional opportunity. Ideally located just 20 km from Bergerac Airport, it offers convenient access to international travel. You'll also be just minutes from the prestigious Château des Vigiers, renowned for its championship golf course, luxurious spa, Michelin-starred restaurant, and charming bistro.

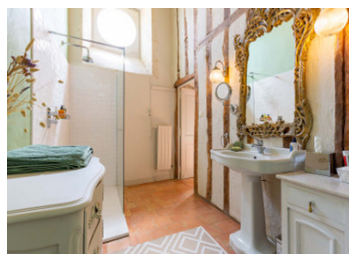


ENERGY - DPE

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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: 2300 EUR

NOTES

DESCRIPTION

Historic 16th Century Château with Vineyard Views & Gourmet Village Lifestyle

Nestled in the heart of a lively village renowned for its gourmet dining and surrounded by rolling vineyards, this magnificent 16th-century château offers a rare blend of heritage charm and modern convenience. Now divided into independent apartments, the property spans a generous 378m² across three floors, with excellent potential for further development.

Accommodation Highlights

Entrance Level: Step into a beautifully spacious kitchen (51.7m²), fully equipped with top-tier appliances, exposed stone walls, and a vaulted ceiling that frames elevated views of the surroundings. The elegant sitting room (64.77m²) boasts a vaulted ceiling and a striking ornate staircase, while a study or fourth bedroom (111.69m²) with an ensuite cloakroom adds flexibility to the living space.

Garden Level: From the poolside garden, access the grand salon (62.12m²) featuring a vaulted ceiling and warm wooden floors — ideal for entertaining or relaxing. A humidity-controlled wine cellar (37.74m²) caters perfectly to wine enthusiasts. The summer kitchen (30.61m²) and cloakroom/WC (6.25m²) complete this level.

First Floor: With ceilings soaring over 4 metres, the first floor offers four generously sized bedrooms, one of which currently being used as a study (44m², 37.69m², and 30m²), each with its own ensuite bathroom. A handy laundry room (3m²) and spacious landing (14.26m²) complete this elegant floor.

Top Floor: A vast, fully floored space of 119.25m² with five large windows, electrics, and water supply—ideal for creating 2 or 3 additional large bedrooms with ensuite bathrooms, unlocking