

## Exceptional Dordogne estate combining nature, organic farming, and sustainable tourism



## INFORMATION

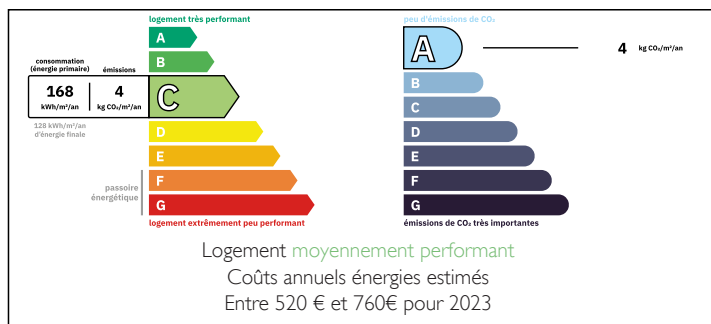
|             |            |
|-------------|------------|
| Town:       | Saussignac |
| Department: | Dordogne   |
| Bed:        | 15         |
| Bath:       | 12         |
| Floor:      | 145 m2     |
| Plot Size:  | 80084 m2   |

## IN BRIEF

Exceptional estate of several hectares in the heart of the Dordogne, offering a unique natural setting and diverse potential. Expansive meadows, orchards, woodland, and natural springs create a peaceful and inspiring environment. Flexible buildings suitable for family living, agricultural ventures, sustainable tourism, or a personal retreat. Tranquil yet accessible, with nearby villages and amenities. Perfect for a complete lifestyle project combining comfort, nature, and creativity in a preserved and inspiring setting. A rare opportunity to live, create, and enjoy one of France's most beautiful regions.



## 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.



## NOTES

## DESCRIPTION

EXCEPTIONAL ECOLOGICAL ESTATE –  
ECOTOURISM, ORGANIC FARMING &  
LIFESTYLE PROJECT

Nestled in the heart of the Dordogne countryside, this remarkable 8-hectare estate offers a unique opportunity to combine a successful tourism business, certified organic farming and an exceptional quality of life.

Located in the sought-after village of Saussignac, just 25 minutes from Bergerac and its international airport, 10 minutes from Sainte-Foy-la-Grande and Gardonne railway stations, and approximately one hour from Bordeaux, the property enjoys complete privacy while remaining easily accessible.

Set within a recognised “Territoire Bio Engagé”, the estate combines orchards, woodland, meadows, natural water resources and a thriving eco-tourism operation.

## ACCOMMODATION

The property includes:

- A charming 200 m<sup>2</sup> stone farmhouse requiring renovation, ideal for a family residence, guesthouse or holiday accommodation.
- A 106 m<sup>2</sup> brick barn over two levels with planning permission already granted for conversion.
- A modern 65 m<sup>2</sup> eco-home featuring an open-plan living area, one bedroom, a green roof and a stunning 150 m<sup>2</sup> wooden terrace with saltwater pool overlooking the surrounding countryside.
- An independent eco-studio suitable for guest accommodation, remote working, wellness activities or creative projects.