LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# LUXURIOUS AND SPACIOUS FURNISHED (16TH CENTURY) CHATEAU WING WITH LANDSCAPED GARDENS, VIEWS AND SWIMMING POOL.

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## PROPERTY FACT FILE

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| REFERENCE | A23715GJP24 |
| PRICE | € 780,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (746 250 EUR hors honoraires) |
| BEDROOM | 4 |
| BATHROOM | 3 |
| ACCOMMODATION | 370 m² |
| LAND | 1746 m² |
| TOWN | Saussignac |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, Family Home |
| CONDITION | |
| FEATURES | Swimming Pool, Mains drainage, Private parking |

*Price based on current exchange rate which is subject to change





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- Renovated recently
- Newly installed swimming pool
- Luxury and History
- Sold fully furnished
-

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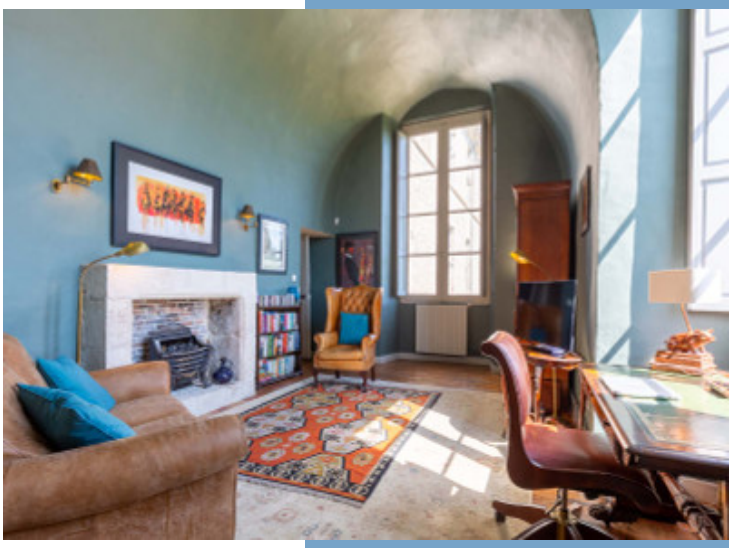
This exceptional property offers refined château-style living in the heart of the Dordogne. Recently renovated, it combines elegance and comfort with breath-taking views, landscaped gardens, and a swimming pool.



# 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.

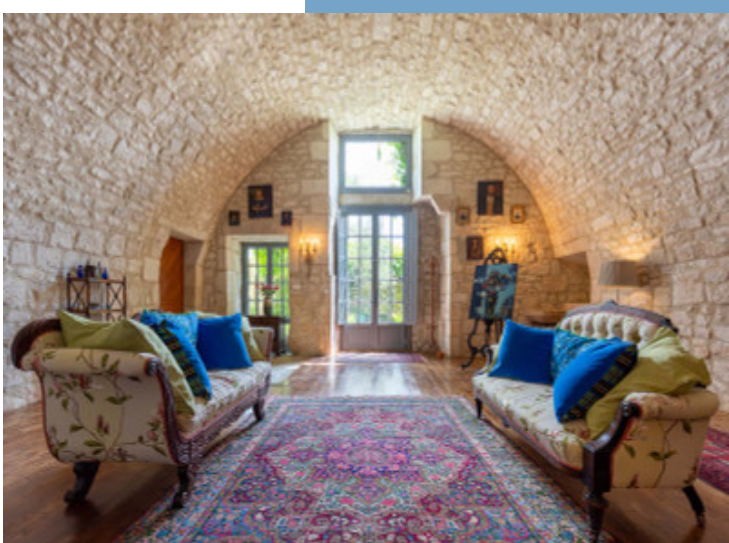


Accommodation Highlights

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 (11.69m²) 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....



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A23715GJP24

COMPLETE FILE AND PHOTO ON REQUEST

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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# NOTICE

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# CONTACT

**Réf :A23715GJP24**

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