LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A23715GJP24
PRICE	€ 780,000 £ 0* *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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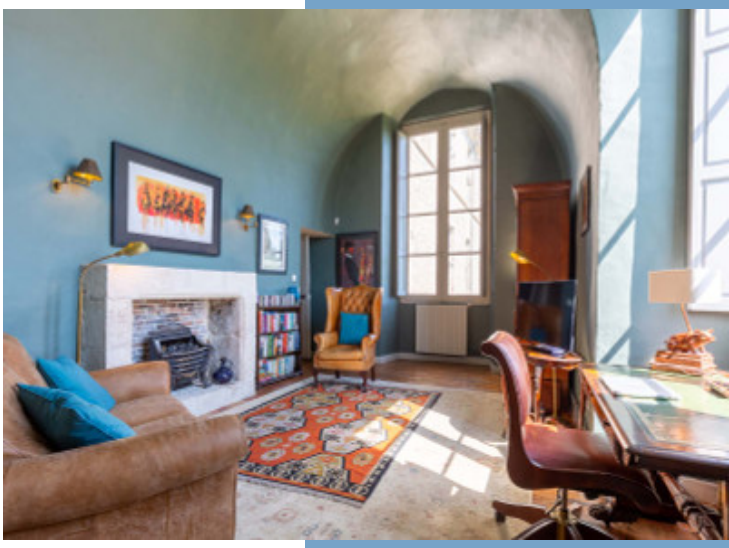
This exceptional property offers refined château-style living in the heart of the Dordogne. Recently renovated, it combines elegance and comfort with breath-taking views, landscaped gardens, and a swimming pool.



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.

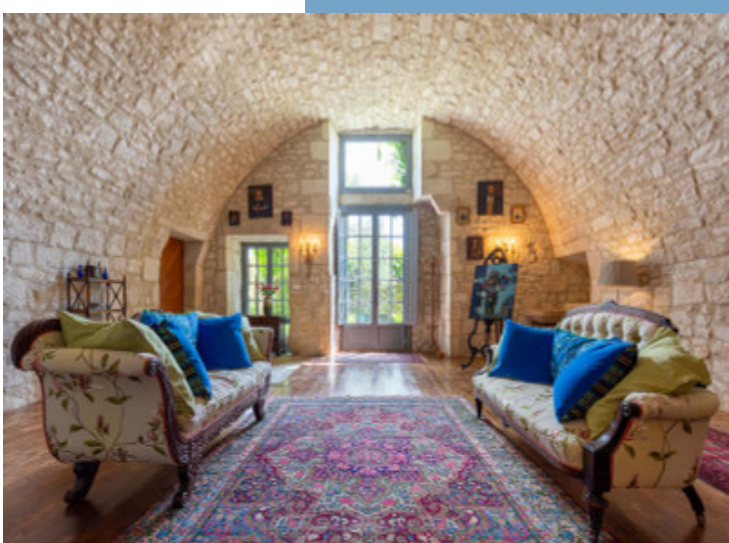


Accommodation Highlights

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

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A23715GJP24

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