



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

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



PROPERTY FACT FILE	
REFERENCE	A23715GJP24
PRICE	€ 1,150,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 084 906 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 Drains, Private parking
*Price based on current exchange rate which is subject to change	





- 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.

## DESCRIPTIF

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 378m<sup>2</sup> across three floors, with excellent potential for further development.

### Accommodation Highlights

**Entrance Level:** Step into a beautifully spacious kitchen (51.7m<sup>2</sup>), fully equipped with top-tier appliances, exposed stone walls, and a vaulted ceiling that frames elevated views of the surroundings. The elegant sitting room (64.77m<sup>2</sup>) boasts a vaulted ceiling and a striking ornate staircase, while a study or fourth bedroom (11.69m<sup>2</sup>) with an ensuite cloakroom adds flexibility to the living space.

**Garden Level:** From the poolside garden, access the grand salon (62.12m<sup>2</sup>) featuring a vaulted ceiling and warm wooden floors — ideal for entertaining or relaxing. A humidity-controlled wine cellar (37.74m<sup>2</sup>) caters perfectly to wine enthusiasts. The summer kitchen (30.61m<sup>2</sup>) and cloakroom/WC (6.25m<sup>2</sup>) complete this level.

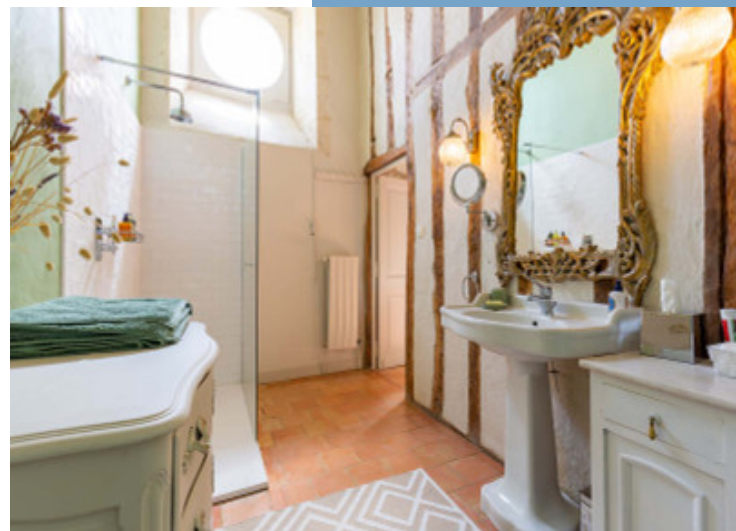
**First Floor:** With ceilings soaring over 4 metres, the first floor offers three generously sized bedrooms (44m<sup>2</sup>, 37.69m<sup>2</sup>, and 30m<sup>2</sup>), each with its own ensuite bathroom. A handy laundry room (3m<sup>2</sup>) and spacious landing (14.26m<sup>2</sup>) complete this elegant floor.

**Top Floor:** A vast, fully floored space of 1

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23715GJP24>

COMPLETE FILE AND PHOTO ON REQUEST



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## ENERGIE-DPE

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

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## CONTACT

Réf : A23715GJP24  
FILE COMPLETE  
AND PHOTOS  
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