

14th-Century Manor House With 5 bedrooms and 1 bedroom guest house.



INFORMATION

Town:	Saussignac
Department:	Dordogne
Bed:	6
Bath:	0
Floor:	300 m2
Plot Size:	20231 m2

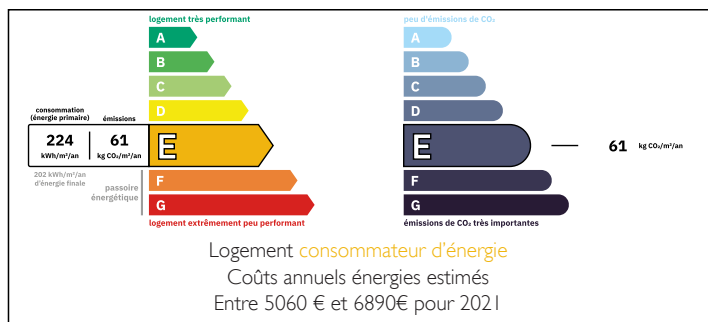


IN BRIEF

Located in an elevated and prestigious setting on the outskirts of a popular and prestigious village with its fantastic restaurant and beautiful chateau. This exceptional 14th-century manor house offers a unique blend of historical charm, modern comfort, and breathtaking panoramic views of the rolling Dordogne countryside. Perfect family home, equestrian property and also offers business potential for those seeking an income.

Set within just over 2 hectares (20,321m²) of beautifully landscaped grounds, this elegant residence presents approximately 300m² of living space

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Upon entering the main house, you are immediately struck by its rich heritage, highlighted by original Girondine floor tiles, exposed oak beams, and period fireplaces. The ground floor includes a magnificent entrance hall leading to a well-equipped kitchen with granite worktops and a Stanley oil-fired range cooker. The kitchen is open to a spacious dining area with French doors leading to an east-facing terrace—perfect for enjoying morning light and countryside views. A formal living room with open fireplace, a library, a charming dining room, and a laundry room complete this level.

The first floor features four beautifully appointed bedrooms, two of which benefit from private en-suite bathrooms, along with a family bathroom. On the second floor, a stunning principal suite showcases an impressive boat-style exposed roof structure, creating a unique and serene atmosphere.

On the lower courtyard level, you'll find the boiler room and ample storage areas.

The estate includes a characterful stone guest house with a vaulted wine cellar and a music studio above with exposed timber framework. The guest house offers an independent apartment comprising an open-plan kitchen and lounge, a bedroom, and a shower room—ideal for guests or seasonal rentals.

Additional buildings include four garages with electric up-and-over doors (one with a car charging point), two stables with adjoining paddocks, a further two stables to the east, and a menage/training arena. There's also a traditional poulailler (chicken coop) and an enclosed vegetable garden area.

To the south of the property lies an impressive 16 x 6...