

Super barn conversion with 6 bedrms, heated swimming pool in peaceful location yet close to amenities.



INFORMATION

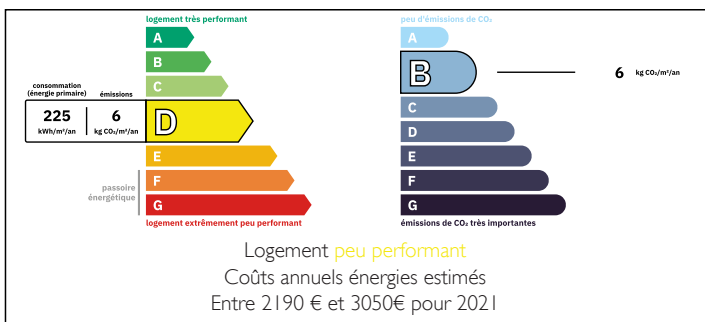
Town:	Saussignac
Department:	Dordogne
Bed:	6
Bath:	4
Floor:	224 m2
Plot Size:	0 m2



IN BRIEF

Set in the Dordogne countryside, this beautifully converted stone barn combines French character with modern comfort. With six bedrooms, four bathrooms and generous living spaces, it is ideal as a family home, holiday retreat or rental. The south-facing gardens feature a 10m x 6m heated and cooled saltwater pool, terraces and a summer kitchen perfect for entertaining. Inside, highlights include a dramatic double-height dining room, a fully fitted kitchen with granite work surfaces, pantry and utility, and an impressive mezzanine lounge with exposed beams and Jotul wood burner, opening onto a terrace with pool views. Just 3km from Château des Vigiers with golf, spa and Michelin dining, and close to the markets of Sainte-Foy-la-Grande and Issigeac, this property offers an exceptional Dordogne lifestyle. Bergerac airport is 25 minutes away, Bordeaux just over an hour, and St Emilion 45...

ENERGY - DPE



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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 foncière:	1 600 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Set in the picturesque Dordogne countryside, surrounded by vineyards and medieval towns, this beautifully converted stone barn combines traditional French charm with modern comfort. Spacious and versatile, it is ideal as a family residence, a holiday home, or a boutique rental opportunity.

The south-facing gardens provide privacy and sunshine, with a 10m x 6m saltwater pool at their heart. Heated and cooled, the pool can be enjoyed throughout the year. With terraces, an outdoor summer kitchen, and plenty of space to gather, this is a home made for entertaining and relaxed living.

Interior Living

Ground Floor: Everyday Comfort and Style

The entrance hall (approx. 6.6m²) opens with French doors into the home.

The kitchen (approx. 20.6m²) is bright and practical, fitted with shaker-style units, granite work surfaces, and ceramic sink. Appliances include an electric range cooker, ceramic hob, and integrated dishwasher. Three windows bring in natural light. From here, doors lead to a pantry (approx. 5.4m²) with fitted shelving, and a utility room (approx. 7.1m²) with sink, laundry plumbing, and two hot water cylinders.

At the centre of the ground floor is the dining room (approx. 24.3m²), a striking double-height space with the original glazed barn entrance and electric shutter. A solar blind provides shade when needed. It is a room designed for gatherings, whether lively family meals or more formal entertaining.

A hallway (approx. 3.8m²) leads to three bedrooms: Bedroom 1 (approx. 11.4m²): with direct access to a covered terrace.

Bedroom 2 (approx. 11.2m²): with window to the garden.

Bedroom 3 (approx. 15.6m²):...