

Luxury residence within a historic castle with 4 bedrooms and swimming pool with stunning views!



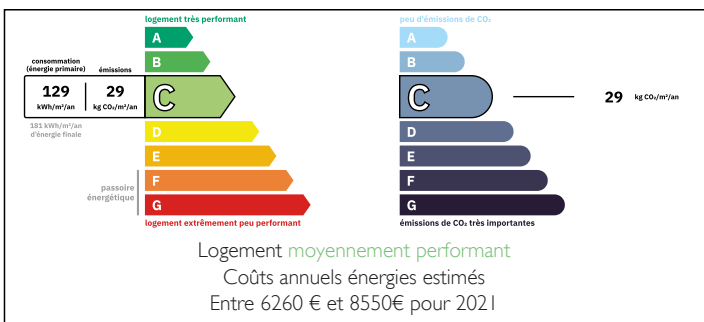
## INFORMATION

Town:	Saussignac
Department:	Dordogne
Bed:	4
Bath:	3
Floor:	439 m <sup>2</sup>
Plot Size:	1107 m <sup>2</sup>

## IN BRIEF

Located in the heart of a quiet yet artistic wine village, this elegant four-storey residence forms the central part of a beautifully restored 17th-century château. Fully renovated and in excellent condition, it offers around 440 m<sup>2</sup> of light-filled living space with breathtaking views from every window. The vast vaulted living room with its magnificent fireplace and fitted kitchen sets a tone of refined comfort. The original stone staircase leads to three bedrooms and two bathrooms on the first floor, and a top-level suite with studio space. The vaulted lower level includes a summer kitchen, wine cellar, media room and opens onto a private garden with 10x6 m pool and panoramic valley views. With fibre internet, central heating, and a restaurant just two minutes' walk away, this property combines elegance, authenticity, and village life at its most enchanting.

## 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.



## DESCRIPTION

This elegant four-storey residence forms the central section of a beautifully restored 17th-century château, set high above the Dordogne valley with breathtaking views across the organic vineyards and wooded hillsides. It is a home that truly captures the heart — filled with light, character, and history.

Lovingly restored and maintained, the property is presented in excellent condition. The façades have been repointed, the roof and guttering renewed, and the formal courtyard — with its neat conical topiary — is maintained by the local commune, ensuring minimal upkeep.

The residence benefits from its own private entrance and a pretty front garden, leading into a welcoming hallway with guest W.C. The vast living area, once the château's grand reception hall, offers around 100 m<sup>2</sup> of bright, open space with 4-metre vaulted ceilings, a magnificent stone fireplace, and a stylishly fitted kitchen. The sense of volume and light gives the room a timeless, almost gallery-like atmosphere.

The original stone staircase, wide and beautifully preserved, links all four levels. The first floor offers three bedrooms, two bathrooms, two W.C.s, and a practical laundry area. The upper floor includes a spacious bedroom with en-suite bathroom and W.C., a large studio or creative workspace, and storage housing both the gas and electric boilers. From every window, the views are stunning — either towards the peaceful château courtyard or across the open valley and vineyards.

On the lower level, vaulted stone rooms create an inviting summer kitchen and wine cellar, opening directly onto the private...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES