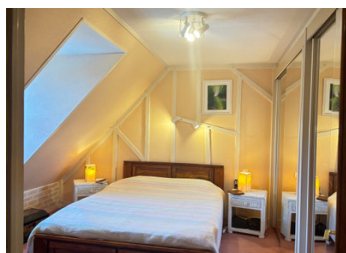
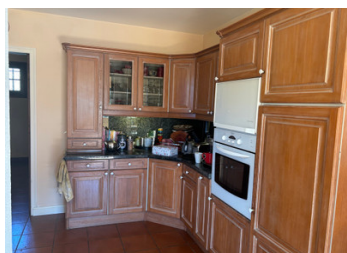


## Elegant Village-Edge Home with Gîte, Pool & Amazing Views — Razac-de-Saussignac



## INFORMATION

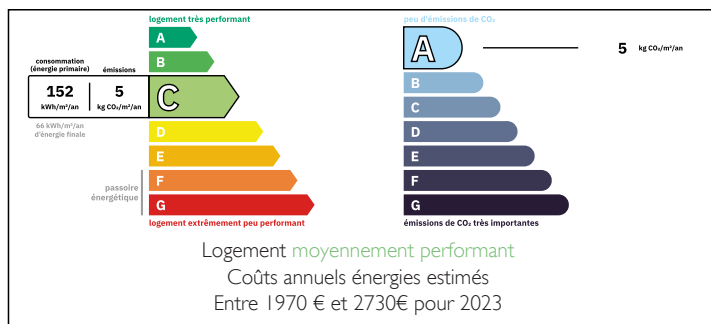
Town:	Razac-de-Saussignac
Department:	Dordogne
Bed:	4
Bath:	1
Floor:	200 m <sup>2</sup>
Plot Size:	5723 m <sup>2</sup>



## IN BRIEF

A beautifully maintained 200 m<sup>2</sup> family home close to Razac-de-Saussignac, offering 8 rooms across three levels, a self-contained two-star gîte (Pigeonnier), a saltwater pool, and a 5,723 m<sup>2</sup> plot with panoramic countryside views — all within easy reach of Bergerac airport and Sainte-Foy-la-Grande.

## 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.



## DESCRIPTION

Built in 1991 and lovingly maintained ever since, this impressive 200 m<sup>2</sup> home sits at the gateway to the charming village of Razac-de-Saussignac, in the heart of one of France's most celebrated wine regions. With both the Dordogne and Gironde departments within easy reach, the town of Sainte-Foy-la-Grande just minutes away, and Bergerac airport only 23 km distant, this property offers a rare balance between rural tranquillity and everyday convenience.

The main house spans three levels and offers eight rooms in total. At its heart, the ground floor is designed for conviviality: the kitchen, dining room, and living room flow seamlessly into one another, perfect for entertaining guests of all ages. Through large glazed doors, you step into a veranda currently fitted as a billiard room, as well as a covered, shaded terrace opening directly onto the pool. A utility room doubling as a secondary kitchen, along with a separate WC, complete this level.

Upstairs, three generous bedrooms and a family bathroom fitted with both a bathtub and a separate shower. A large mezzanine landing is currently used as a home office. At garden level, a large garage and cellar provide excellent storage, alongside an additional room that could serve as an extra bedroom. Heating is provided by a heat pump, hot water by a thermodynamic water heater, and underfloor heating warms the billiard room.

Separate from the main house, the Pigeonnier is a characterful two-star-rated gîte spread across three half-levels. It includes a fully equipped kitchen,...

## LOCAL TAXES

**Taxe foncière: 1576 EUR**

**Taxe habitation: EUR**

## NOTES