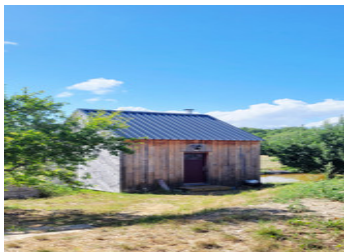


## Exceptional Dordogne estate combining nature, organic farming, and sustainable tourism



## INFORMATION

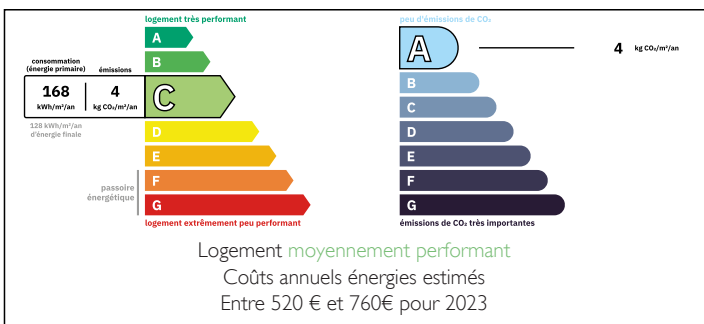
Town:	Saussignac
Department:	Dordogne
Bed:	15
Bath:	12
Floor:	145 m2
Plot Size:	80084 m2



## IN BRIEF

Exceptional estate of several hectares in the heart of the Dordogne, offering a unique natural setting and diverse potential. Expansive meadows, orchards, woodland, and natural springs create a peaceful and inspiring environment. Flexible buildings suitable for family living, agricultural ventures, sustainable tourism, or a personal retreat. Tranquil yet accessible, with nearby villages and amenities. Perfect for a complete lifestyle project combining comfort, nature, and creativity in a preserved and inspiring setting. A rare opportunity to live, create, and enjoy one of France's most beautiful regions.

## 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

Exceptional Nature & Tourism Estate – Dordogne

A rare opportunity to acquire an outstanding estate of 7.4 hectares in the heart of the Dordogne, perfectly combining organic farming, sustainable tourism, and a unique lifestyle project.

Ideally situated in Saussignac, a beautiful listed village approximately 1 hour from Bordeaux, 20 minutes from Bergerac airport and 10 minutes from Ste Foy la Grande or Gardonne train stations, the property offers tranquillity with easy access to shops, transport, and services.

The Estate

Set within a Committed Organic Territory, the estate comprises:

8 hectares of land, including organic orchards, meadows, woodland, and a natural spring

A collection of character and eco-buildings with enormous potential

Infrastructure designed for both private living and tourism activities

Buildings

Stone farmhouse of 200 m<sup>2</sup> to renovate

Brick barn of 106 m<sup>2</sup> over 2 floors with planning permission for conversion

Modern eco-home of 65 m<sup>2</sup> with bedroom, open-plan living, green roof, and a 150 m<sup>2</sup> wooden terrace with saltwater pool

Eco-studio, contemporary yurt, sanitary block with showers and outdoor kitchen

2 mobile homes, Kerterre, caravans, and a converted van for guest accommodation

Agricultural outbuildings, parking, and storage

Features & Facilities

Solar panels (3 kW), rainwater collection systems, and biodiversity ponds

Organic orchard with 150 fruit trees, 200 berry bushes, and 100 vines Ecocert certified

Support available for new owners in developing

## LOCAL TAXES

Taxe habitation: EUR

## NOTES