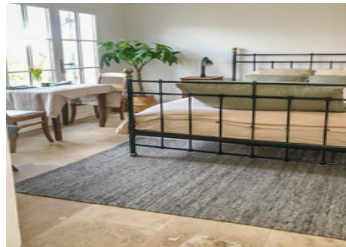


Renovated pretty stone house in desirable village with 3 bedrooms, swimming pool, income potential and views!



INFORMATION

Town:	Saussignac
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	122 m2
Plot Size:	1225 m2

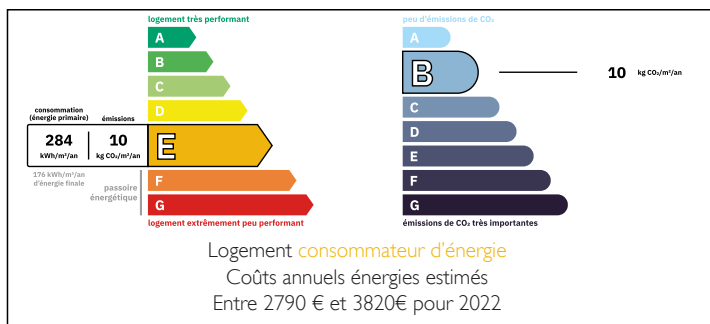


IN BRIEF

This three-bedroom stone home is perfectly positioned in a peaceful no-through lane in the heart of a renowned wine village. Step straight from your door into beautiful countryside walks, then return for long summer evenings on covered terraces overlooking the gardens and château beyond.

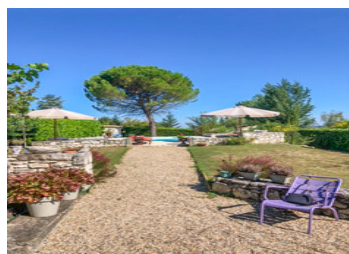
With its independent annex for guests or income, swimming pool and relaxed outdoor living, the property offers both charm and flexibility. A lovely village restaurant and vibrant summer night markets complete the picture — an authentic French lifestyle to enjoy all year round.

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: 1067 EUR

NOTES

DESCRIPTION

Nestled in the heart of a highly sought-after and quintessential French wine village, this beautifully renovated stone house offers charm, flexibility and exceptional lifestyle appeal. Renowned for its rich wine heritage and vibrant arts culture, the village is surrounded by rolling vineyards and enjoys a warm, sociable atmosphere with regular events, including popular summer night markets. A very lovely restaurant within the village adds to its appeal and sense of community.

Positioned in a peaceful no-through country lane, the property enjoys a particularly quiet setting while remaining in the centre of village life. From the house, there are many beautiful walks directly into the surrounding countryside and vineyards, allowing you to fully embrace the lifestyle this special location offers.

Lovingly restored by the current owner over recent years, the property seamlessly blends original features with modern comfort. Exposed stone walls and elegant travertine flooring throughout enhance the warmth and cohesion of the interiors, creating a welcoming atmosphere in every room.

Upon entering through the main door, you are welcomed into a cosy lounge showcasing the property's beautiful stonework. From here, you move through to a well-equipped kitchen with direct access to the outdoor terraces — perfect for effortless summer living.

Returning through the lounge, a further reception room provides a charming dining area with a snug seating space and log burner. Double doors open from the dining room onto one of the covered terraces, while the kitchen also leads to a second covered terrace. One terrace is arranged...