



Exceptional Chateau in an exceptional location - 10 minutes from Bergerac,

€1,799,950

24240, Saussignac, Dordogne, Nouvelle-Aquitaine

Ref: BVI59277

* Available * 10 Beds * 4 Baths

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Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

It is believed that parts of this historically beautiful property date back to Roman times. With a long, tree lined driveway leading into a gated courtyard, the main property proudly faces south onto the courtyard with stone steps up to the main entrance and into the grand hall.

The property was renovated from 2012. The current owners retained all of its original character and features, with spacious light rooms and high ceilings and superb original floors.

In the Chateau there are 7 bedrooms and 7 modern luxury bathrooms, a large farmhouse kitchen, from which a spiral staircase leads down to the summer kitchen on the garden level, which in turn leads out to the covered terrace and 16m long swimming pool. The house boasts various beautiful reception rooms, many with double aspect views, a large utility room and 5 rooms in the cellar. A further second floor offers the opportunity to increase the habitable surface as a series of rooms, that would have been staff quarters, are ready to renovate (subject to any necessary permissions).

A separate gate house offers a 3 bedroom, 2 bathroom accommodation. In addition there is a major stable block with 14 boxes, 4 of which are foaling boxes and all have automatic feeders and CCTV cameras. Finally there is a tack room for equipment and a feed room. There are further barns that provide storage and a pigeonier.

In addition there is a top of the range covered 6 horse walker with rubber matting and a large round pen with a sand surface. Surrounding the property there are several separate garden areas, but much of the 30 hectares are divided into paddocks with high quality electric fencing.

Although this property is perfect for someone with equestrian purposes, it is not limited to this purpose. As a luxury home close to Bergerac and its airport, or as an events centre, there is much potential.

Price including agency fees : 1.799.950 €

Price excluding agency fees : 1.714.239 €

Buyer commission included: 5 %

Gallery

