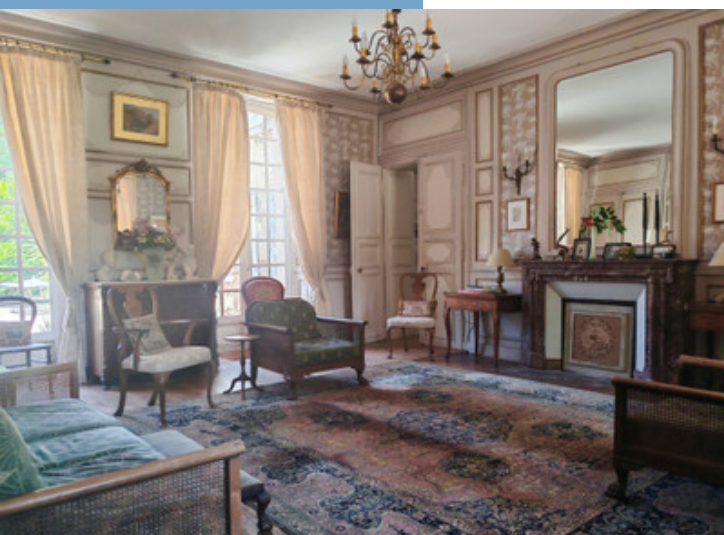




ELEGANT 18TH-CENTURY MANOIR WITH  
STUNNING CENTRAL COURTYARD, GUEST  
WING, AND OUTBUILDINGS ON 3,9 HECTARES



ELEGANT 18TH-CENTURY  
MANOIR WITH STUNNING  
CENTRAL COURTYARD,  
GUEST WING, AND  
OUTBUILDINGS ON 3,9  
HEC...



PROPERTY FACT FILE	
REFERENCE	A38149ABR03
PRICE	€ 1,100,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	490 m <sup>2</sup>
LAND	39280 m <sup>2</sup>
TOWN	Theneuille
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	





ELEGANT 18TH-CENTURY  
MANOIR WITH  
STUNNING CENTRAL  
COURTYARD, GUEST  
WING, AND  
OUTBUILDINGS ON 3,9  
HECTARES  
Ref: A38149ABR03

This magnificent 1750's manoir, reimagined in 1884 and exquisitely restored since 1999, blends historic grandeur with modern comfort in an idyllic rural setting. Offering approx. 500 m<sup>2</sup> of refined living space, it features elegant reception rooms, a spacious farmhouse kitchen, a private guest wing, and original features such as beams, stone

## DESCRIPTIF

Originally built in the 18th century and reimagined in 1884 by a prominent doctor, the manoir has been lovingly restored since 1999 by the current owners. Great care has been taken to reinstate its historic layout and original features, blending period charm with modern comfort.

### Ground Floor

Entrance Hall (28 m<sup>2</sup>): A grand entrance with a graceful curved wooden staircase, elegant balustrades, and access to the vaulted wine cellar.

Grand Salon (37 m<sup>2</sup>): With patio doors opening to both the manoir's central courtyard and the front garden, this impressive room features parquet flooring, wood-paneled walls, and a marble-surround open fireplace.

Dining Room (37 m<sup>2</sup>): Original wooden beams, dual patio doors to the front, and access to the former butler's pantry.

Breakfast Room (23 m<sup>2</sup>): Tiled flooring, open stone fireplace, and access to the rear utility room.

Farmhouse Kitchen (30 m<sup>2</sup>): A stunning traditional kitchen with exposed beams, terracotta tones, and a wood-fired bread oven. Spacious and inviting, it opens directly onto the central courtyard—ideal for alfresco dining and entertaining.

Adjoining Utility Room (15 m<sup>2</sup>)

Music Room (24 m<sup>2</sup>): Featuring a stone-surround fireplace, parquet flooring, and detailed paneling.

TV Lounge (22 m<sup>2</sup>): Beautiful stone fireplace, parquet flooring, and wood-paneled details.

Rear Hallway: With WC and access to the private Guest Wing.

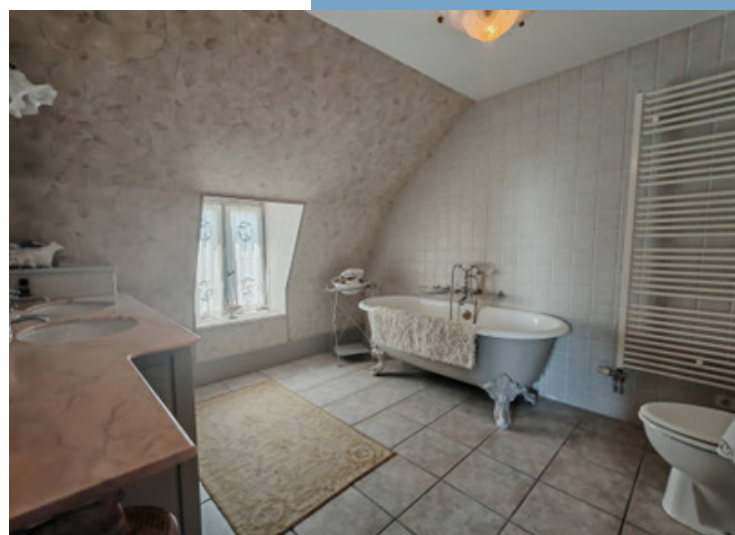
### Private Guest Wing (Independent)

Independent access from the parking area and from the château's central courtyard.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38149ABR03>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

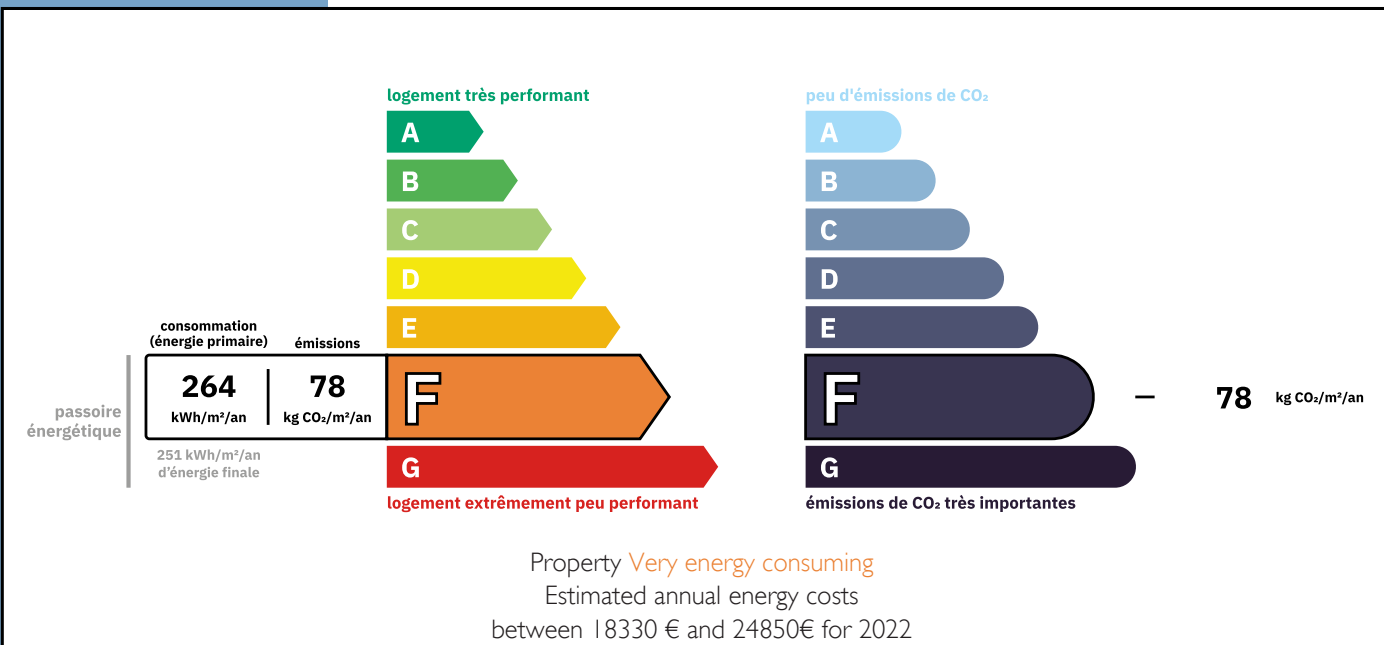


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CENTRAL COURTYARD,  
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A38149ABR03  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)