LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A38149ABR03
PRICE	€ 950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	6
ACCOMMODATION	490 m²
LAND	39280 m²
TOWN	Theneuille
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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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 m² of refined living space, it features elegant reception rooms, a spacious farmhouse kitchen, a private guest wing, and original features such as beams, stone



DESCRIPTION

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 m²): A grand entrance with a graceful curved wooden staircase, elegant balustrades, and access to the vaulted wine cellar.
Grand Salon (37 m²): 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 m²): Original wooden beams, dual patio doors to the front, and access to the former butler's pantry.
Breakfast Room (23 m²): Tiled flooring, open stone fireplace, and access to the rear utility room.
Farmhouse Kitchen (30 m²): 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 m²)
Music Room (24 m²): Featuring a stone-surround fireplace, parquet flooring, and detailed paneling.
TV Lounge (22 m²): 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 centra...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38149ABR03
COMPLETE FILE AND PHOTO ON REQUEST

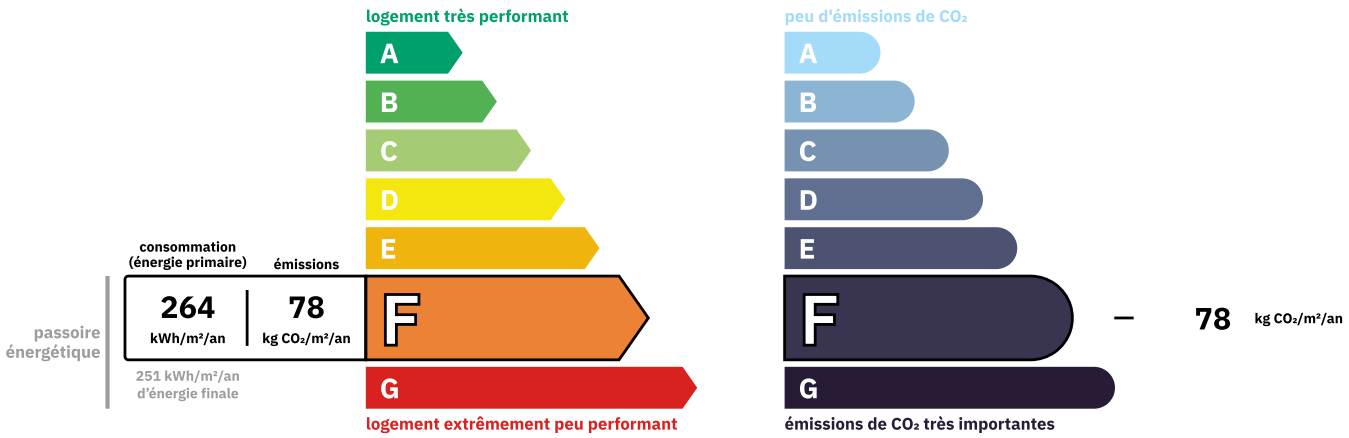
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 18330 € and 24850€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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