





AN CI8TH MANOIR IN A COMMANDING POSITION, BEAUTIFULLY RESTORED, WITH A HIGH TERRACE, POOL AND LOVELY VIEWS

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AN C18TH MANOIR IN A COMMANDING POSITION, BEAUTIFULLY RESTORED, WITH A HIGH TERRACE,





### PROPERTY FACT FILE

REFERENCE A39771SUG24

PRICE € 899,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 5

BATHROOM 4

ACCOMMODATION 335 m<sup>2</sup>

LAND 5005 m<sup>2</sup>

TOWN Nanthiat

**DEPARTMENT** 

LOCATION

TYPE Manoir

CONDITION

FEATURES Swimming Pool, Barns -

outbuildings, Well

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





- A prestige property fabulously restored
- Large period rooms and French windows
- Stunning terrace and views
- Original floors and fireplaces
- Dovecot tower, well and original arched gateway

POSITION, BEAUTIFULLY RESTORED, WITH A HIGH TERRACE, POOL AND LOVELY...

AN CI8TH MANOIR IN A

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COMMANDING

Built at the dawn of the French revolution in 1789, this stunning manoir has been painstakingly restored to the highest standard. The property maintains faithfully its period feel with its large luminous reception rooms, large well equipped kitchen still with its original bread oven fireplaces (not operatonal), and high quality bathroom

### DESCRIPTION

Ground floor (original flooring)
Entrance hall with period staircase 11 m<sup>2</sup>
Large sitting room with access to the terrace 49 m<sup>2</sup>
Billiard room with flagstone floor and fireplace 23 m<sup>2</sup>
W/c and washbasin 2 m<sup>2</sup>
Large kitchen with underfloor heating and dining area 42 m<sup>2</sup>
Office 12 m<sup>2</sup>

#### 1st floor

Ist bedroom 10,5 m² with ensuite dressing room 4,5 m² Ensuite bathroom w/c, double washbasins and shower 6 m² 2nd bedroom 23 m² with Ensuite dressing room 3 m² Ensuite washroom with w/c, double washbasins and shower 6,5 m² 3rd bedroom 17 m² Bathroom with w/c, double washbasins and shower and bath 11,5 m²

Bathroom with w/c, double washbasins and shower and bath 11,5 m<sup>2</sup> (accessed by both 3rd and 4th bedrooms)

4th bedroom 20 m<sup>2</sup>

#### 2nd floor

5th bedroom suite 56 m $^2$  with ensuite dressing room 6 m $^2$  Ensuite bathroom with w/c, double washbasins and shower and bath 12 m $^2$ 

#### Outside

High terrace and view
Dovecot tower (used as a reading/recreation room)
Stone well
Wooden carport
Entrance, original arched gateway

Nearest village shop 2 minutes by car Nearest local supermarket 9 minutes by car Nearest SNCF train station 10 minutes by car Nearest Airport (Limoges) 1 hr by car

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

#### More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A39771SUG24 COMPLETE FILE AND PHOTO ON REQUEST



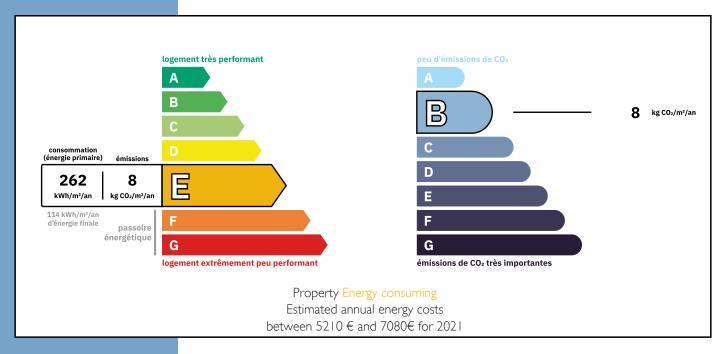




AN C18TH MANOIR IN A COMMANDING POSITION, BEAUTIFULLY RESTORED, WITH A HIGH TERRACE, POC AND LOVELY Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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## **ENERGIE-DPE**



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# CONTACT

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