



AN C18TH MANOIR IN A COMMANDING  
POSITION, BEAUTIFULLY RESTORED, WITH A  
HIGH TERRACE, POOL AND LOVELY VIEWS



AN 18TH MANOIR IN A  
COMMANDING POSITION,  
BEAUTIFULLY RESTORED,  
WITH A HIGH TERRACE,  
POOL AND LOVELY...



## 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

AN 18TH MANOIR IN A  
COMMANDING  
POSITION, BEAUTIFULLY  
RESTORED, WITH A HIGH  
TERRACE, POOL AND  
LOVELY...

Ref : A39771SUG24

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 operational), 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

1st bedroom 10,5 m<sup>2</sup> with ensuite dressing room 4,5 m<sup>2</sup>

Ensuite bathroom w/c, double washbasins and shower 6 m<sup>2</sup>

2nd bedroom 23 m<sup>2</sup> with Ensuite dressing room 3 m<sup>2</sup>

Ensuite washroom with w/c, double washbasins and shower 6,5 m<sup>2</sup>

3rd bedroom 17 m<sup>2</sup>

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<sup>2</sup> with ensuite dressing room 6 m<sup>2</sup>

Ensuite bathroom with w/c, double washbasins and shower and bath  
12 m<sup>2</sup>

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

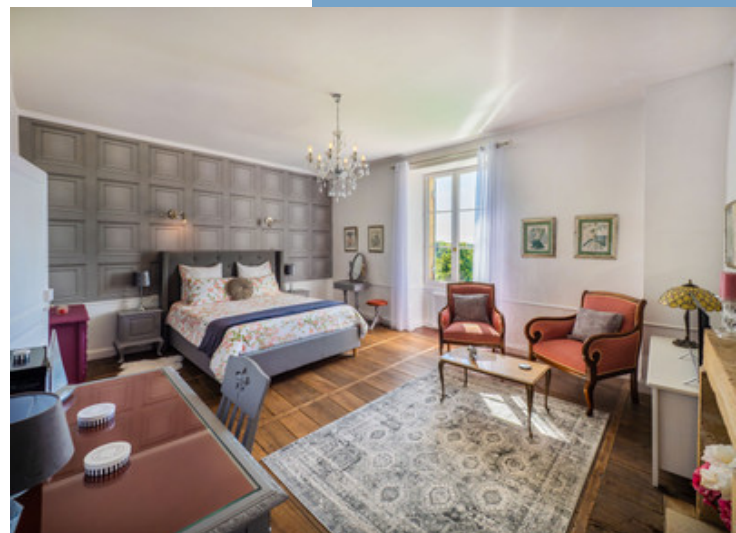
-----

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



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

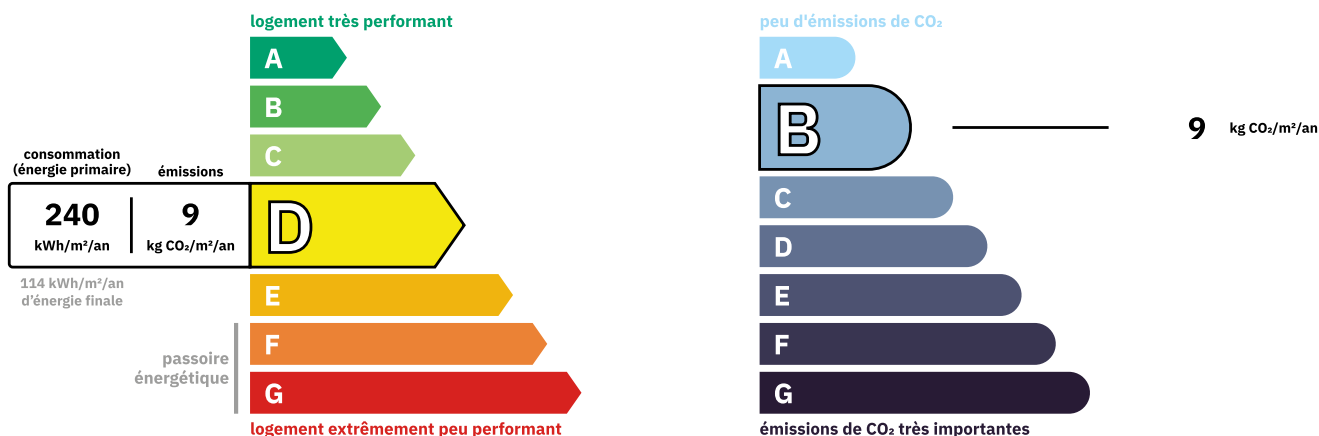
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

AN 18TH MANOIR IN A  
COMMANDING POSITION,  
BEAUTIFULLY RESTORED,  
WITH A HIGH TERRACE, POOL  
AND LOVELY...

Ref : A39771SUG24

## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 5210 € and 7080€ for 2021

## NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A39771SUG24  
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)