

## Elegant 18th-Century Manoir with Stunning Central Courtyard, Guest Wing, and Outbuildings on 3,9 Hectares



## INFORMATION

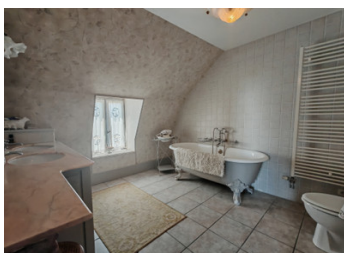
Town:	Theneuille
Department:	Allier
Bed:	9
Bath:	6
Floor:	490 m2
Plot Size:	39280 m2

## IN BRIEF

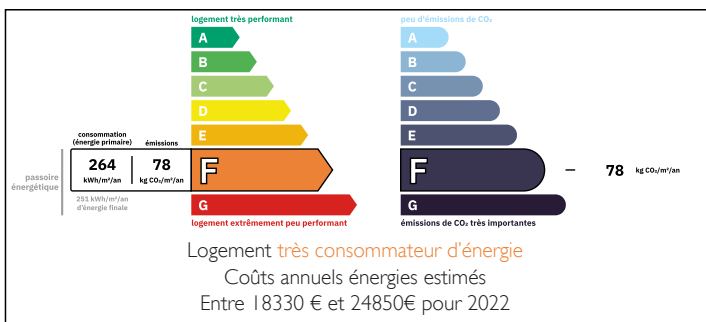
This magnificent 1750's manoir, reimaged in 1884 and exquisitely restored since 1999, blends historic grandeur with modern comfort in an idyllic rural setting. Offering approx. 500 m<sup>2</sup> of refined living space, it features elegant reception rooms, a spacious farmhouse kitchen, a private guest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

Set around a charming central courtyard, the estate includes landscaped gardens, a swimming pool with stunning views, and an independent studio/workshop. The 3.9-hectare (10-acre) grounds include meadows, ponds, and fruit trees—ideal for a family home or hospitality venture.

The Manoir de La Gozinière lies peacefully between the village of Theneuille (1 km) and the larger village of Cérilly (4 km), in the northern Allier (03), Auvergne. Surrounded by farmland and close to the ancient Tronçais forest, renowned for its oak groves, hunting, and...



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## 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 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.

Living Room (14 m<sup>2</sup>)

Fitted Kitchen (4.5 m<sup>2</sup>)

Two Bedrooms (13 m<sup>2</sup>, 14 m<sup>2</sup>)

Shower Room with WC

Bathroom with bath and WC