

An 18th Manoir in a commanding position, beautifully restored, with a high terrace, pool and lovely views



INFORMATION

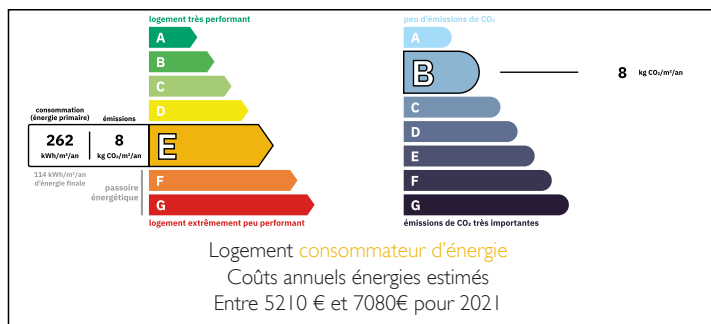
Town:	Nanthiat
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	335 m2
Plot Size:	5005 m2

IN BRIEF

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 facilities supporting 5 beautiful bedrooms. Outside, the property has further original features with its arched gateway, high terrace, stone well and dovecot tower overlooking a panoramic view. A prestige property comfortably 18th century, ready to move into!



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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 foncière: 2345 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor (original flooring)

Entrance hall with period staircase 11 m²

Large sitting room with access to the terrace 49 m²

Billiard room with flagstone floor and fireplace 23 m²

W/c and washbasin 2 m²

Large kitchen with underfloor heating and dining area 42 m²

Office 12 m²

1st floor

1st 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 (accessed by both 3rd and 4th bedrooms)

4th bedroom 20 m²

2nd floor

5th bedroom suite 56 m² with ensuite dressing room 6 m²

Ensuite bathroom with w/c, double washbasins and shower and bath 12 m²

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