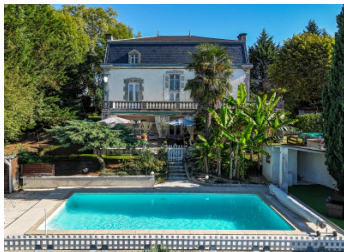


## Beautiful 19th-Century Manor House in the Black Périgord



## INFORMATION

Town:	Thenon
Department:	Dordogne
Bed:	5
Bath:	2
Floor:	220 m <sup>2</sup>
Plot Size:	2900 m <sup>2</sup>

## IN BRIEF

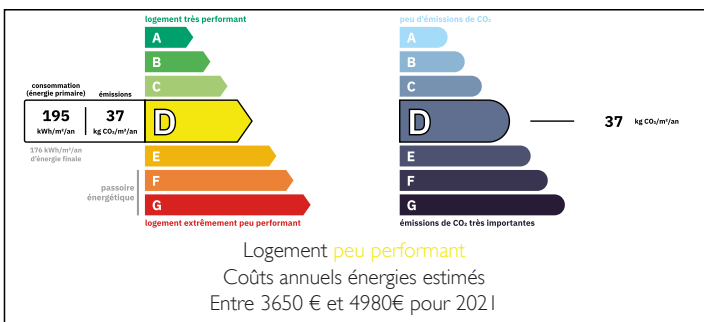
19th-Century Manor House, ideally located in the heart of the Black Périgord, in the charming village of Thenon, just a few kilometers from Montignac-Lascaux.

Built on 420 m<sup>2</sup> of land, the property offers 220 m<sup>2</sup> of living space, perfectly maintained and tastefully renovated.

Spread over three levels, the garden floor features an independent one-bedroom apartment (T2) with direct access to the terrace and the 10x5 meter swimming pool, providing a bright and modern living area.

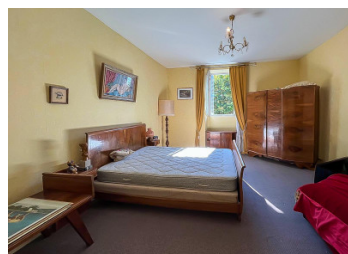
The first floor showcases the elegance of the past: ceilings over 3 meters high, original parquet floors, moldings, and spacious rooms filled with natural light. It includes a dining room, a cozy living room, a contemporary fully renovated kitchen, and large

## 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.



## DESCRIPTION

19th-Century Manor House, ideally located in the heart of the Black Périgord, in the charming village of Thenon, just a few kilometers from Montignac-Lascaux. Built around 1850, this property embodies all the qualities that make historic manor houses so appealing: generous volumes, impressive architecture, and that special character that only finely cut stone can provide.

Set over more than 420 m<sup>2</sup> in total, it offers approximately 220 m<sup>2</sup> of living space, perfectly maintained and carefully renovated. The home is bright, thoughtfully designed, comfortable, and retains its original charm.

The house spreads over three levels.

On the garden level, there is an independent apartment, fully redesigned in a contemporary style. It features a beautiful living area with a fitted kitchen, living room, and dining room, one bedroom, a bathroom, and a separate toilet. The living room and kitchen open directly onto the terrace and pool, creating a seamless flow between indoor and outdoor spaces. This area is perfect for entertaining friends, hosting family, or even as a rental opportunity. This level also includes a large basement of approximately 50 m<sup>2</sup>, ideal for storage, a laundry room, or a workshop.

The outdoor terrace overlooks the 10 x 5-meter swimming pool, surrounded by a fenced and landscaped garden. The setting is peaceful and private, yet still in the heart of the village.

The first floor reveals the full charm of the past. Ceilings exceed three meters in height, original parquet floors, delicate moldings, and abundant light fill every room. There is a...

## LOCAL TAXES

**Taxe foncière: 2000 EUR**

## NOTES