# 9 Bed Country Chateaux with 2 Gites for Sale in Manoir Seneuil Dordogne France

## Informações do Revendedor

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|---|---|
| Name: | Niall Madden |
| Nome da Empresa: | Esales Property Limited |
| País: | Reino Unido |
| Experience since: | 2002 |
| Tipo de Serviço: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments |
| Telefone: | |
| Languages: | English |
| Website: | https://esalesinternational.com |

## Detalhes do anúncio

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| Imóveis para: | Venda |
| Preço: | EUR 799,000 |

### Localização

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| Country: | França |
| CEP: | 24600 |
| Adicionado: | 12/10/2026 |

Informação adicional:

9 Bed Country Chateaux with 2 Gites for Sale in Manoir Seneuil Dordogne France

Esales Property ID: es5555264

17 Rte de Siorac, 24600 Vanxains, France

Nestled in the peaceful countryside of Seneuil in the Dordogne department of southwestern France, this impressive 9-bedroom country estate represents a rare investment opportunity. Spanning a plot size of 38,000 square meters (3.8 hectares) with 400 square meters of habitable space, the property seamlessly pairs authentic Perigourdin architectural heritage with extensive potential for commercial development or residential expansion.

Arriving via a tree-lined private driveway, the estate unfolds into a courtyard layout with newly restored roofs across the main structures. The grand manor house retains its noble historic character, featuring exposed stone walls, lofty ceilings, and traditional stone fireplaces throughout. The ground floor comprises a formal dining room, a bright lounge, a private library/office, a snug, a fully equipped kitchen, and a dedicated utility area. A wooden staircase leads to the upper level, which houses 6

unfinished rooms designed to accommodate bedrooms with en-suite bathrooms, alongside access to a expansive attic with potential for further conversions. An attached large barn offers space to craft an independent apartment.

Adding significant value to the estate are two independent gites and auxiliary outbuildings. The first guest house, converted from a former coach house, features a kitchen, a living area, two bedrooms, a shower room, and an additional bathroom. The second gite, previously operated as a restaurant, offers a lounge, kitchen, dining room, 2 to 3 bedrooms, a full bathroom, and substantial hosting capacity. Outdoor amenities include mature grounds, two natural ponds, and a roofless stone barn ripe for structural restoration. Energy performance indicators show a DPE rating of G (498 kWh/m2/year) and a GES rating of C (18 kg $CO_2$/m2/year), with estimated annual energy costs ranging between €5,148 and €6,964 based on indexed 2023 energy prices.

For air travel, the nearest commercial facility is Bergerac Dordogne Perigord Airport (EGC), located approximately 35 to 40 kilometers to the southeast (a 35- to 40-minute drive). For extensive international connections, Bordeaux-Merignac Airport (BOD) is situated approximately 100 kilometers to the west, accessible in under 1.5 hours by car. Serious offers are considered for this Perigourdin domain; contact us today for additional photographs or to arrange a private viewing.

ABOUT THE AREA

Vanxains is a charming rural commune located in the Perigord Vert region of the Dordogne department, within the Nouvelle-Aquitaine area of southwestern France. Positioned just a few kilometers southwest of Riberac, the local hub and market town, Vanxains offers a tranquil countryside setting characterized by rolling hills, lush farmland, and traditional stone architecture typical of the Perigord.

The area is steeped in regional history and rural culture, featuring notable heritage sites such as the 12th-century Romanesque Church of Notre-Dame-de-l'Assomption and several historic manor houses scattered across its countryside. Life around Vanxains revolves around its close community connections to Riberac, which is renowned throughout the region for hostings one of the largest and most vibrant weekly open-air markets in the Dordogne every Friday.

In addition to its peaceful ambiance, Vanxains serves as an inviting destination for outdoor enthusiasts and holidaymakers seeking authentic French living. The surrounding countryside is woven with scenic walking routes, cycling paths, and nearby rivers like the Dronne, providing opportunities for kayaking, fishing, and exploring picturesque historic villages and ancient chateaux throughout the Val de Dronne.

The nearest commercial airport with international passenger connections is Bergerac Dordogne Perigord Airport (EGC), located approximately 55 to 60 kilometers to the south (around a 55-minute drive). For a wider selection of global flights, Bordeaux-Merignac Airport (BOD) is situated roughly 100 kilometers to the west, accessible in about an hour and twenty minutes by car via the A89 motorway.

MAiN FEATURES:

* 400m2 of living space

* 38000m2 plot
* 9 Bedrooms
* 4 Bathrooms
* Stunning Views
* Private Parking
* Private Garden
* Close to essential amenities such as supermarkets and pharmacies
* Close to many excellent bars and restaurants
* Great base from which to discover other fantastic areas of France
* Many excellent sports facilities, walking and cycling areas nearby
* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in Dordogne France fast online

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| Tenanted: | Sim |

## Comum

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|---|---|
| Quartos de dormir: | 9 |
| Banheiro: | 4 |
| Pés quadrados acabados: | 400 $m^2$ |
| Tamanho do lote: | 38000 $m^2$ |

## Lease terms

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| Date Available: | |

## Contact information

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| IMLIX ID: | IX9.095.811 |