



## MANOR HOUSE WITH FUNCTION ROOM, POOL AND BEAUTIFUL PARK.



## PROPERTY FACT FILE

REFERENCE	99036ELE72
PRICE	€ 583,000 £ 485,482* <small>*agency fees included: 6 % TTC to be paid by the buyer (550 000 EUR hors honoraires)</small>
BEDROOM	9
BATHROOM	6
ACCOMMODATION	600 m <sup>2</sup>
LAND	14576 m <sup>2</sup>
TOWN	Vaas
DEPARTMENT	Sarthe
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake

\*Price based on current exchange rate which is subject to change



Gorgeous character property in beautiful setting, offering opportunity to continue running as a B&B or other hospitality business. The main house has 2 separate sitting/dining rooms and 5 en-suite bedrooms, and the annexed building boasts a large split-level function room (opening onto the garden) and 4 further bedrooms with family

## DESCRIPTIF

I love the grandeur of this property, with its walled garden and beautifully landscaped grounds. It is a period house with high ceilings and light, spacious rooms. Some of the windows have been replaced with double glazing, there is oil-fuelled central heating throughout and fireplaces in 2 of the reception rooms. The house is in a good state of repair, with just minor redecorating required.

### GROUND FLOOR

Large light entrance hall with staircase and tiled floor. To the right is the owner's sitting room with fireplace and large archway to dining room (42 m<sup>2</sup>). To the left is the large guest dining room opening into sitting room with fireplace (73 m<sup>2</sup>). Straight ahead leads to guest cloakrooms.

A door from the guest dining room leads to a rear hall, with doors to kitchen (65 m<sup>2</sup>), utility room (27 m<sup>2</sup>) and the function rooms (90 m<sup>2</sup> and 45 m<sup>2</sup>).

### FIRST FLOOR

Staircase from entrance hall leads up to landing, with 2 bedrooms to the left, and corridor with 2 further bedrooms to the right. At the end of the corridor there is a staircase up to one more bedroom. All bedrooms have en-suite bath or shower rooms.

A feature wooden staircase leads up from the function room to a large mezzanine, with 4 bedrooms and a bathroom.

### OUTSIDE

Extensive grounds, with formal walled front garden, steps down to paved pool area with changing room, pool house and covered entertainment area. Large garage/workshop, secluded cottage with bedroom and bathroom, landscaped parkland, with rectangular, stream-fed

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/99036ELE72>

COMPLETE FILE AND PHOTO ON REQUEST

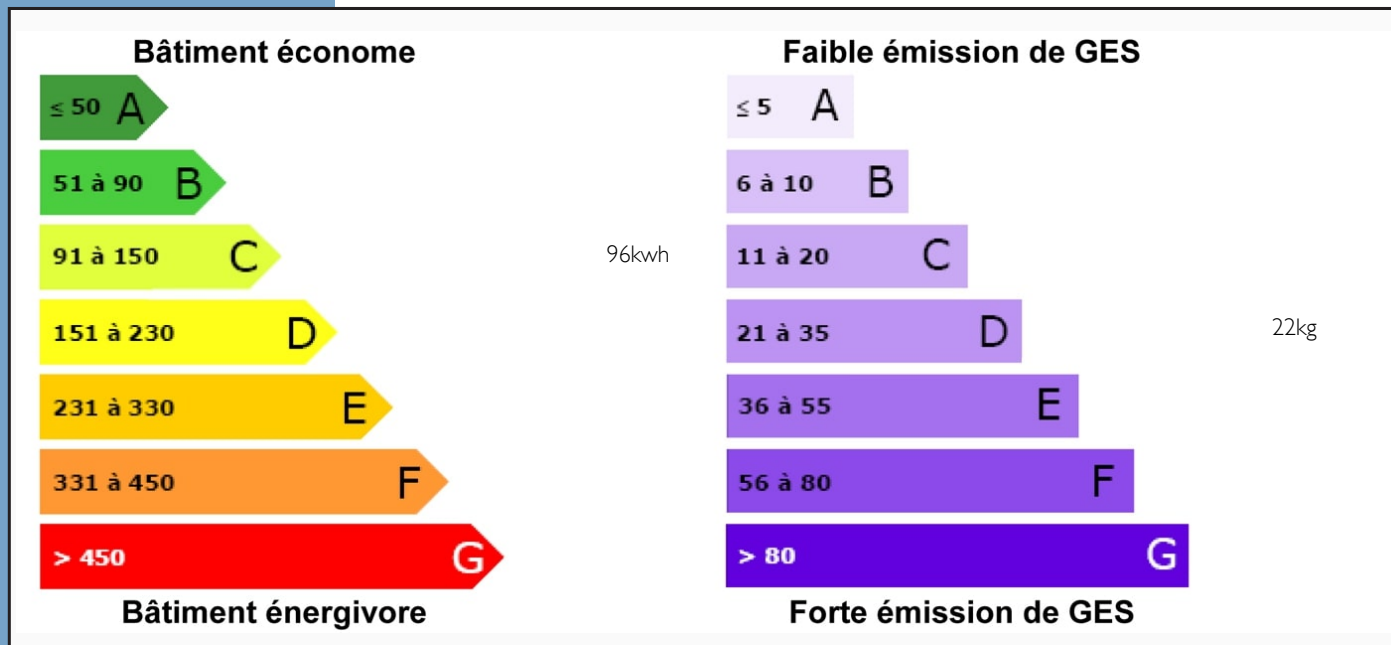


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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