



MANOR HOUSE WITH FUNCTION ROOM, POOL AND BEAUTIFUL PARK.



PROPERTY FACT FILE

REFERENCE	99036ELE72
PRICE	€ 583,000 £ 483,686* <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 ²
LAND	14576 m ²
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 m²). To the left is the large guest dining room opening into sitting room with fireplace (73 m²). Straight ahead leads to guest cloakrooms.

A door from the guest dining room leads to a rear hall, with doors to kitchen (65 m²), utility room (27 m²) and the function rooms (90 m² and 45 m²).

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

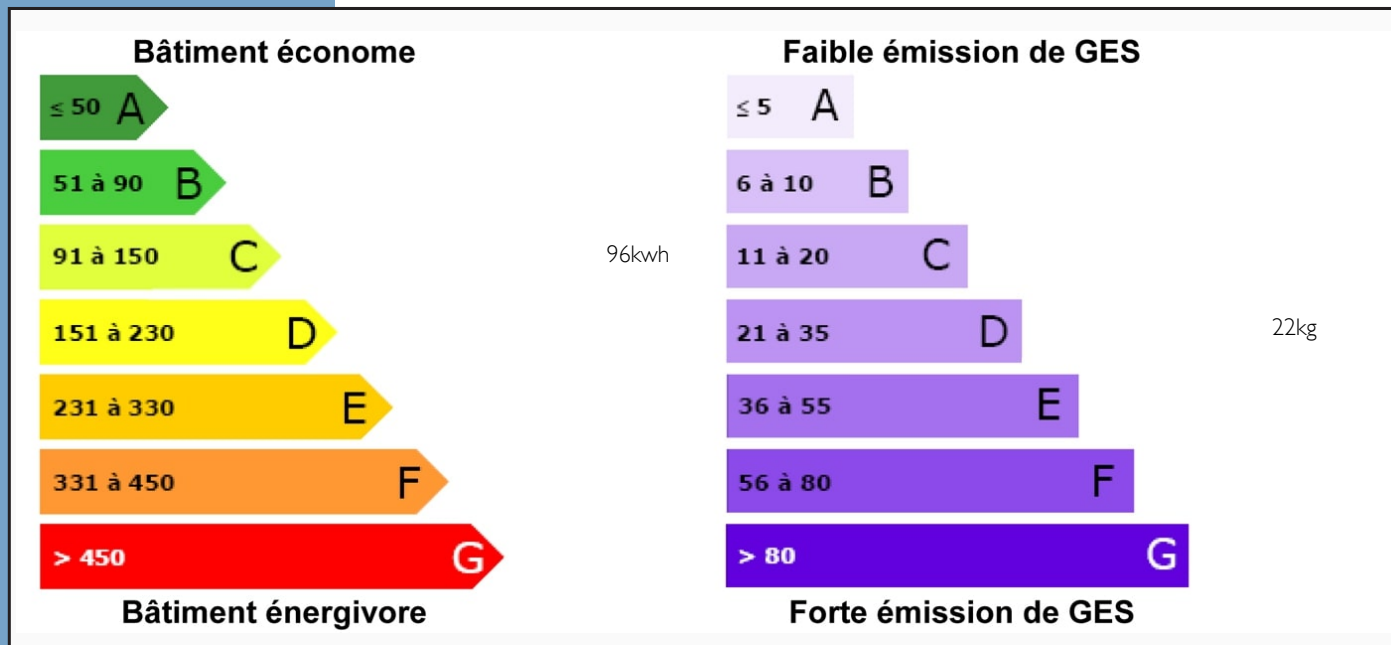


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



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CONTACT

Réf : 99036ELE72
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr