



STUNNING MAISON DE MAÎTRE JUST OUTSIDE LE MANS

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MANS...



PROPERTY FACT FILE

REFERENCE	A15329
PRICE	€ 755,000 £ 645,812* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	290 m ²
LAND	5037 m ²
TOWN	Le Mans
DEPARTMENT	Sarthe
LOCATION	0-2KM to amenities
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Electricity on site, Garage, Well

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





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Upon entering the property's outer gates, a long maple tree lined avenue leads you to the majestic gates and into the courtyard, where the property becomes visible. The house is an impressive maison de maitre, sympathetically renovated in a contemporary style without losing its authenticity.

DESCRIPTIF

Ground Floor

The house has four entrances from the courtyard. The current owner day to day uses the entrance via the kitchen, upon entering the kitchen you are greeted with a modern room with granite worktops. From the kitchen you have a door to a back kitchen and pantry, an entrance onto the terrace, or into the living room.

You find a spacious living room which also has doors to the terrace and a door leading to the hallway and stairs. This hallway leads you to a WC and one room that has been used as a bedroom. From this room you have a very large shower room which has the laundry room in one corner. There is also a door leading to an office with its own door onto the courtyard, the entrance to the cellar and staircase to a mezzanine currently used as a bedroom with its own shower room.

First Floor

The first floor is accessible via the original staircase which leads onto a large 11m landing overlooking the courtyard. On this level you have three bedrooms an office and a bathroom, the bathroom is also accessible for the middle bedroom in a jack and jill fashion.

Second Floor

This is accessed by continuing up the original staircase from the first floor landing.

It comprises of a large attic space with four dormer windows. This area is currently used for storage but could easily provide further accommodation. It is not included in the current habitable space.

Studio

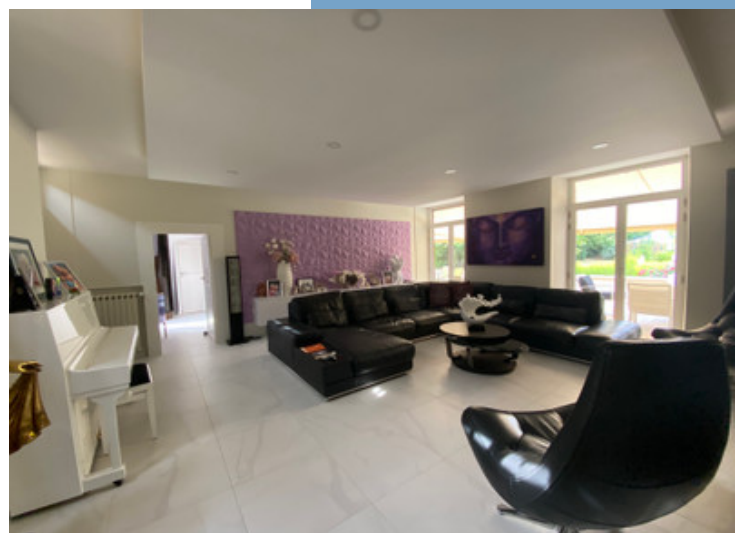
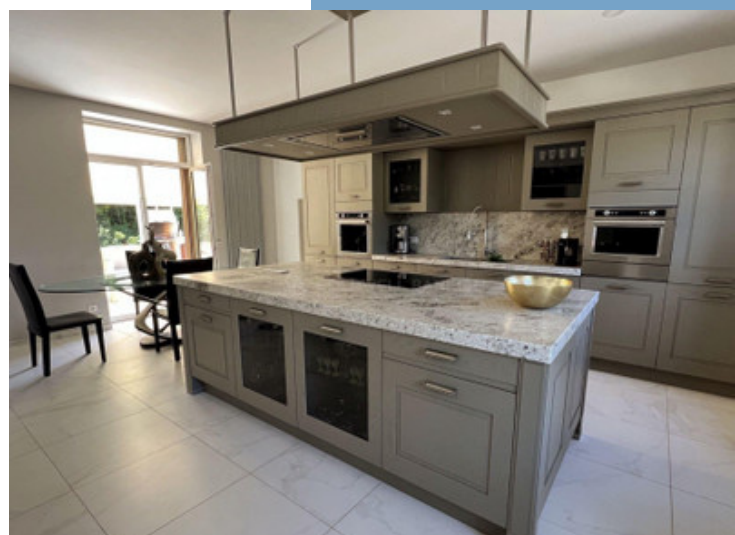
To the side of the courtyard an old barn has been converted into a modern style art studio and gym

Gr

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI5329>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

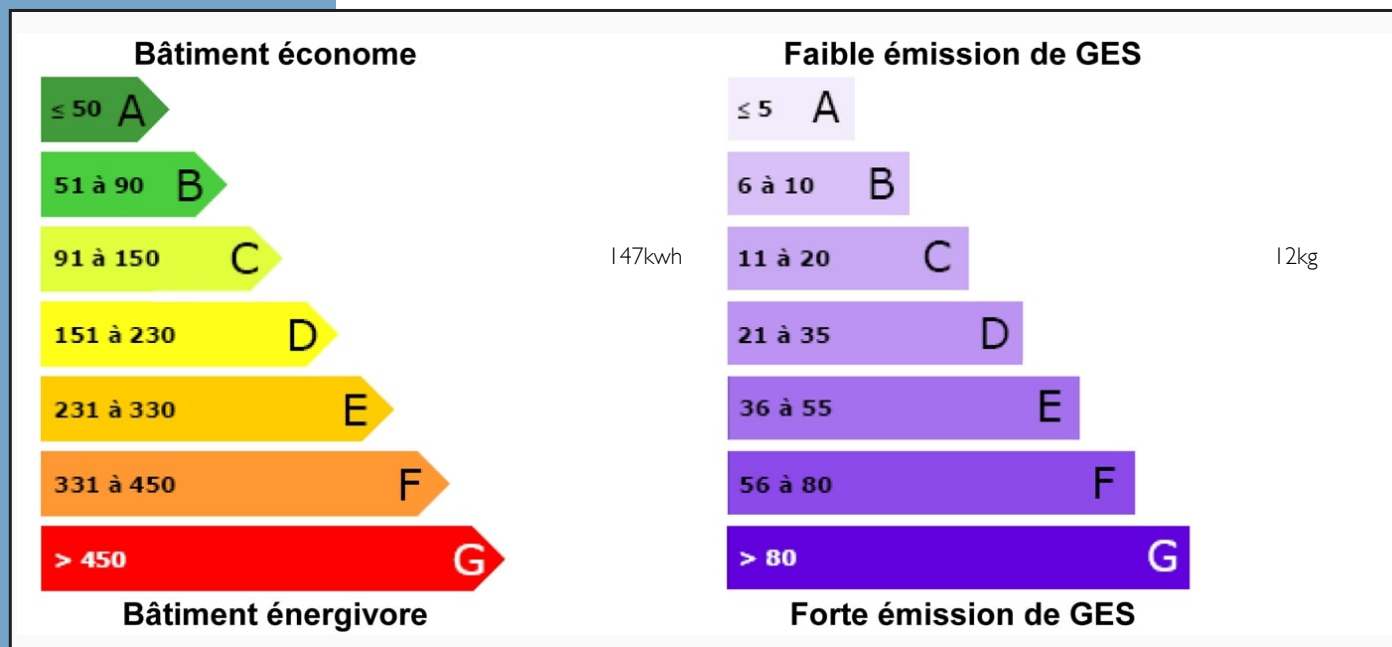
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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 : AI5329
FILE COMPLETE
AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

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

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