



STUNNING 6-BEDROOM MANOR HOUSE SET IN 37 ACRES, WITH LAKE, GITE AND OUTBUILDINGS - BEAUTIFUL PANORAMIC VIEWS

STUNNING 6-BEDROOM
MANOR HOUSE SET IN 37
ACRES, WITH LAKE, GITE
AND OUTBUILDINGS -
BEAUTIFUL PANORA...



PROPERTY FACT FILE	
REFERENCE	A22669DWR53
PRICE	€ 675,000 £ 562,093* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	3
ACCOMMODATION	340 m ²
LAND	149047 m ²
TOWN	Crennes-sur-Fraubée
DEPARTMENT	Mayenne
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains Drains, Lake, Garage

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



- Lake with island
- Panoramic views of rolling countryside
- Suitable for Equestrian use
- Paradise for nature lovers
- Gite and numerous outbuildings

STUNNING 6-BEDROOM
MANOR HOUSE SET IN 37
ACRES, WITH LAKE, GITE
AND OUTBUILDINGS -
BEAUTIFUL PANORA...

Ref : A22669DWR53

This is an outstanding Maison de Maître full of character and traditional features with various outbuildings and an attached cottage. Built in 1828 this stylish, beautifully decorated property is set in lovely parkland gardens with surrounding organic wild-flower meadows extending to just under 15 hectares, which include woodland, a walled

DESCRIPTIF

The property enjoys a unique position. Reached by an electric-gated sweeping tree-lined drive that opens on to the far-reaching views, this elegant house sits proudly south-facing in an elevated position benefiting from plenty of natural light and sunshine. In addition to a large terrace in front, which is perfect for relaxing and admiring the panoramic views, the gardens offer many tranquil spots to enjoy an apero or outdoor dining

The property is double glazed and fully insulated throughout. It is connected to mains drainage and benefits from an impressive 'C' rating energy report.

Ground Floor - Enter directly into the impressive main hall which benefits from new oak parquet flooring and is flooded in natural light – 2.6 x 8.3

Dining/living room with a feature granite fireplace with a Clearview woodburning stove, oak parquet flooring, two windows and traditional central oak beam – 7.48 x 5

Kitchen with freestanding units, large Viking gas range, tiled floor and butler sink – 3.2 x 5.8. Service corridor with refrigeration areas, walk-in larder, wc and door leading back to the hall. Door from kitchen to a sunroom/conservatory which leads in turn to the terrace 7.6 x 2.2

Lounge with original decorative marble fireplace, wooden flooring, dual aspect windows ensuring plenty of light – 7.4 x 4. Leading off this room is a family bathroom with bath, double sink, shower and wc and a further separate wc.

First Floor – landing with oak parquet floor serving three b

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A22669DWR53>

COMPLETE FILE AND PHOTO ON REQUEST

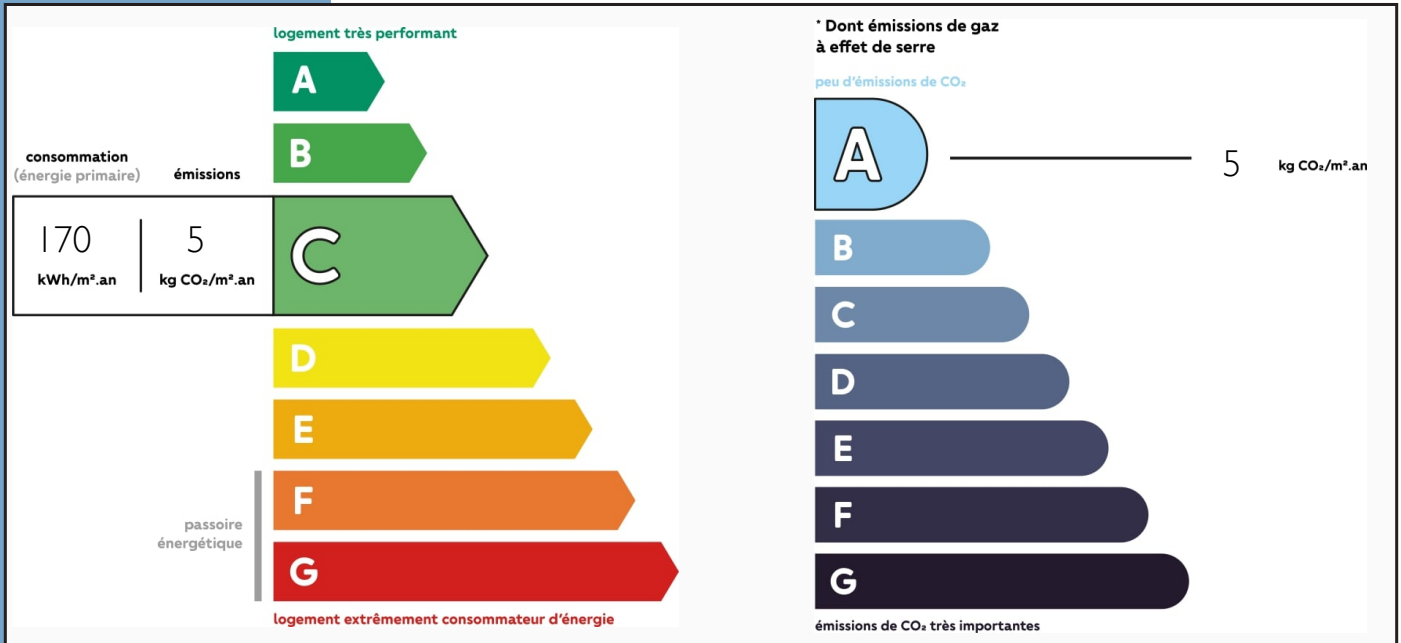


STUNNING 6-BEDROOM
MANOR HOUSE SET IN 37
ACRES, WITH LAKE, GITE AND
OUTBUILDINGS - BEAUTIFUL
PANORA...

Ref : A22669DWR53

ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A22669DWR53
FILE COMPLETE
AND PHOTOS
ON REQUEST

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