



## UNDER OFFER - STUNNING 6-BEDROOM MANOR HOUSE SET IN 37 ACRES, WITH LAKE, GITE AND OUTBUILDINGS

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



PROPERTY FACT FILE	
REFERENCE	A22669DWR53
PRICE	€ 675,000 £ 558,934* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	3
ACCOMMODATION	340 m <sup>2</sup>
LAND	149047 m <sup>2</sup>
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

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UNDER OFFER - 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

## 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



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

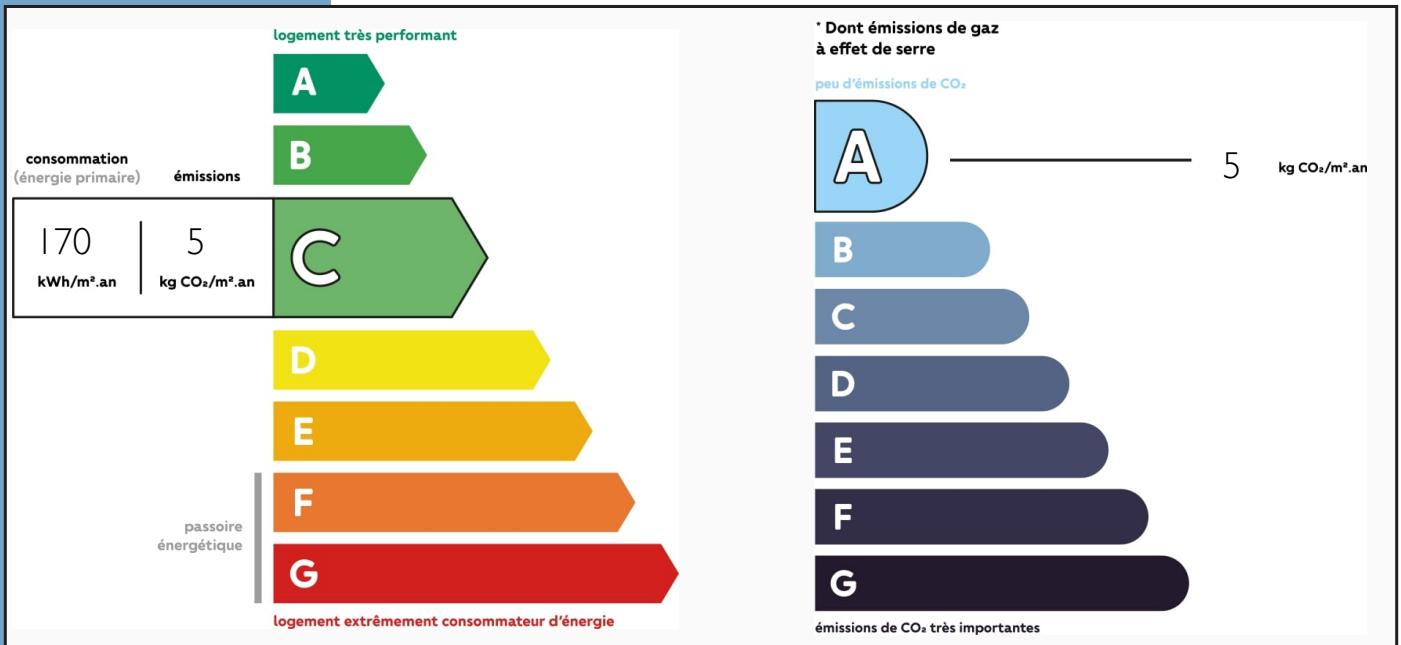
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A22669DWR53  
FILE COMPLETE  
AND PHOTOS  
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